



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
 OUELLETTE  
 ASSOCIATE

780-831-7725  
 jackadmin@gpremax.com

8518 87 Street  
 Grande Prairie, Alberta

MLS # A2130283



**\$549,900**

<b>Division:</b>	Fieldbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Dirham Homes Warranty 1 Year, Alberta New Home Warranty 2 Year Supply and Distribution Systems, 5yr or 7yr Building Envelope, 10yr Structural, Real Property Report

DIRHAM HOMES JOB# 2308 - 'THE CAMDEN' - Welcome to the NEW CAMDEN plan, situated in the charming neighborhood of Fieldbrook. This modified bi-level suited plan offers an impressive 1352 square feet of thoughtfully designed living space. With 3 bedrooms upstairs and 2 bedrooms downstairs, along with 3 bathrooms, this home provides ample space for comfortable living. Upon entering the main floor, you'll find two bedrooms, a 4-piece bathroom, main floor laundry, a spacious dining area, kitchen, and a welcoming living area. The master suite is tucked away upstairs above the garage, offering a tranquil retreat complete with a walk-in closet and a convenient 3-piece ensuite. The downstairs suite boasts its own separate entrance, making it ideal for guests or potential rental income. This lower level features 2 bedrooms, a 4-piece bathroom, laundry facilities, a cozy living area, and a well-appointed kitchen and dining area. High Efficient Furnace, Energy Efficient Low - E Argon Windows, Energy Efficient Light Bulbs, Grande Prairie's Leading Builder for Over 30 Years. GST included in the price with rebate back to the builder. Builder has the RIGHT to make Changes and ONLY Details on Schedule A can assure final build specifications.