



DON'T GAMBLE WITH YOUR HOME.
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**8218 87A Street
 Grande Prairie, Alberta**

MLS # A2205197



\$459,900

Division:	Fieldbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,610 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating: Forced Air

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, Open Floorplan, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener & Controls

Discover this well maintained Dirham Homes 'Ellington' floor plan in the desirable community of Fieldbrook, located close to schools, shopping and other amenities! Thoughtfully designed for modern living, this home features 3 spacious bedrooms and 2.5 bathrooms, including a half bath on the main floor for added convenience. The main floor laundry/mudroom provides seamless functionality, while the double garage offers plenty of space for vehicles and storage. This home already has central air conditioning installed. Entertainment is made easy with an open concept floor plan including kitchen island, coffee bar, and dining room. The fireplace in the living room creates a cozy atmosphere. Heading upstairs the primary suite is a true retreat, boasting a stunning ensuite and a walk-in closet. Two additional generously sized bedrooms plus a full bathroom complete the upper level, perfect for family or guests. The undeveloped basement provides the perfect canvas to add additional bedrooms or living space. Your fully fenced and landscaped back yard is welcomed with privacy with no rear neighbours. This beautifully crafted home is a must-see! Book your showing today!