

# \$459,900 - 8218 87a Street, Grande Prairie

MLS® #A2205197

**\$459,900**

3 Bedroom, 3.00 Bathroom, 1,610 sqft  
Residential on 0.11 Acres

Fieldbrook, Grande Prairie, Alberta

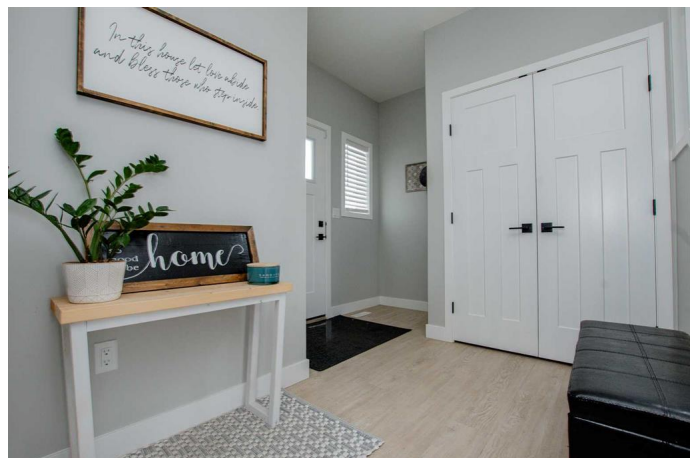
Discover this well maintained Dirham Homes 'Ellington' floor plan in the desirable community of Fieldbrook, located close to schools, shopping and other amenities! Thoughtfully designed for modern living, this home features 3 spacious bedrooms and 2.5 bathrooms, including a half bath on the main floor 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!

Built in 2019

## Essential Information

MLS® #

A2205197



|                |             |
|----------------|-------------|
| Price          | \$459,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,610       |
| Acres          | 0.11        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 8218 87a Street |
| Subdivision | Fieldbrook      |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8X 0R7         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, See Remarks                                     |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding                     |
| Foundation        | Poured Concrete                  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 26               |
| Zoning         | RG               |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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