



**GRASSROOTS**  
REALTY GROUP

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**8218 87A Street**  
**Grande Prairie, Alberta**

**MLS # A2205197**



**\$459,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks		

**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!