

# \$554,900 - 8718 83 Avenue, Grande Prairie

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MLS® #A2215755

**\$554,900**

3 Bedroom, 2.00 Bathroom, 1,634 sqft

Residential on 0.13 Acres

Fieldbrook, Grande Prairie, Alberta

Dirham Homes Job #2416 - The Madison -

Welcome to this beautifully designed brand new modified bi-level home, offering modern style and functional living spaces. Featuring 3 bedrooms and 2 bathrooms, this home is perfect for families looking for comfort and convenience. The standout feature of this home is the primary bedroom, privately located above the garage, offering a spacious retreat complete with a walk-in closet and a luxurious ensuite bathroom. The laundry room is also conveniently located upstairs. The main floor boasts a bright and airy open concept living space, perfect for both daily living and entertaining. The kitchen is outfitted with beautiful cabinetry, quartz countertops, a pantry with appliance shelf, a bar area with floating shelves and bar fridge space, and a large central island with eating bar, making it the heart of the home. Two good sized bedrooms and a full bathroom complete the main floor layout. Adding even more space, this home includes a walk-out basement, offering endless potential for future development or additional living space, with direct access to the backyard for seamless indoor-outdoor living. This beautifully crafted home is ideal for those seeking an open design with practical features. Don't miss your chance to make it yours!



Built in 2025

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2215755          |
| Price          | \$554,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,634             |
| Acres          | 0.13              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8718 83 Avenue |
| Subdivision | Fieldbrook     |
| City        | Grande Prairie |
| County      | Grande Prairie |
| Province    | Alberta        |
| Postal Code | T8X 0R7        |

### Amenities

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

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s) |
| Appliances        | None                                                                                                                                                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                                                     |
| Cooling           | None                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                           |
| Fireplaces        | Electric, Living Room                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                                                            |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard, Storage |
| Lot Description   | Back Yard             |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | Poured Concrete       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 3                |
| Zoning         | RS               |

**Listing Details**

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

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