

**8721 82A Avenue
Grande Prairie, Alberta**

MLS # A2114898



\$529,900

Division:	Fieldbrook		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,587 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, 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# 2304 - 'The Madison'- One of Dirham's Newest Plans!! This Modified Bi-Level boasts 1587sqft located in Fieldbrook!! Open Concept Plan! Main floor features high ceilings, tons of windows to let all that natural light in, 2 Good Size Bedrooms and 4pc Bath! You will also find on the main floor the Kitchen which features a LARGE Eat at Island, tons of cabinets and pantry. The Dining area has access to the back yard and the Living area has a fireplace feature as well!! The Master Bedroom is located above the DOUBLE CAR GARAGE featuring a walkin closet and a 5pc Ensuite! The basement is not developed however; it has room for a 4th Bedroom, 4pc Bathroom, Laundry Room, tons of storage and LARGE Family Area! This home is close to Riverstone Elementary, shopping, walking trails and more! THIS IS A DEFINITE MUST SEE!! Book your Private showing today!