(780) 532-3388 admin@approvedproperties.ca

## 8514 87A Street Grande Prairie, Alberta

Closet(s)

MLS # A2194580



\$559,900

Division:	Fieldbrook			
Туре:	Residential/House			
Style:	2 Storey			
Size:	1,819 sq.ft.	Age:	2025 (0 yrs old)	
Beds:	3	Baths:	2 full / 1 half	
Garage:	Double Garage Attached			
Lot Size:	0.12 Acre			
Lot Feat:	See Remarks			

Heating:	Forced Air	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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In			

Inclusions: Alberta New Home Warranty, 1 year Dirham Homes Warranty

Dirham Homes Job # 2413 - The Branden - Welcome to this beautifully designed BRAND NEW two story floor plan with exterior side door

birnam Homes Job # 2413 - The Branden - Welcome to this beautifully designed BRAND NEW two story floor plan with exterior side door to the basement for future suite option and RV PARKING!! Offering the perfect blend of modern convenience and thoughtful design with 3 spacious bedrooms, 2.5 bathrooms, and an inviting open concept layout, this home is ideal for both family living and entertaining. Step inside to discover a bright and airy main floor featuring an expansive open floor plan that seamlessly connects the kitchen, dining, and living areas. The kitchen boasts modern finishes, quartz countertops, ample cabinet space perfect for the home chef, completed with a walk through pantry. Large windows flood the space with natural light, creating a warm and welcoming atmosphere. Upstairs, you'll find 3 generously sized bedrooms, including a luxurious primary bedroom with a 5pc ensuite bathroom and walk-in closet. A bonus room offers additional living space, perfect for a family room, home office, or play area. Convenience is at its peak with a dedicated upper-level laundry room, making chores a breeze. With modern finishes throughout and a thoughtful layout designed for modern living, this home is a must-see!