

# \$559,900 - 8514 87a Street, Grande Prairie

MLS® #A2194580

**\$559,900**

3 Bedroom, 3.00 Bathroom, 1,819 sqft  
Residential on 0.12 Acres

Fieldbrook, Grande Prairie, Alberta

Dirham 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, youâ€™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!



The BRANDEN  
1,819 sq. ft.

main floor | 796 sq. ft.

second floor | 1,023 sq. ft.



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Built in 2025

## Essential Information

MLS® # A2194580

|                |             |
|----------------|-------------|
| Price          | \$559,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,819       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 8514 87a Street |
| Subdivision | Fieldbrook      |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8X 0R6         |

### **Amenities**

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

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s) |
| Appliances        | None  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

Exterior Features None  
Lot Description See Remarks  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed February 13th, 2025  
Days on Market 62  
Zoning RG

### Listing Details

Listing Office RE/MAX Grande Prairie



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