

# \$459,900 - 8218 87a Street, Grande Prairie

MLS® #A2205197

**\$459,900**

3 Bedroom, 3.00 Bathroom, 1,610 sqft  
Residential on 0.11 Acres

Fieldbrook, Grande Prairie, Alberta

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!

Built in 2019

## Essential Information

MLS® #

A2205197



Price	\$459,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,610
Acres	0.11
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	8218 87a Street
Subdivision	Fieldbrook
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0R7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	6
Zoning	RG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.