

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

MLS® #A2215755

**\$554,900**

3 Bedroom, 2.00 Bathroom, 1,634 sqft

Residential on 0.13 Acres

Fieldbrook, Grande Prairie, Alberta

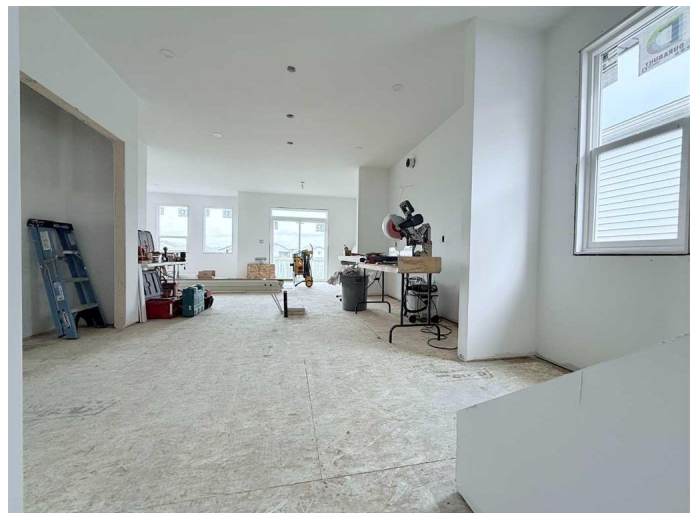
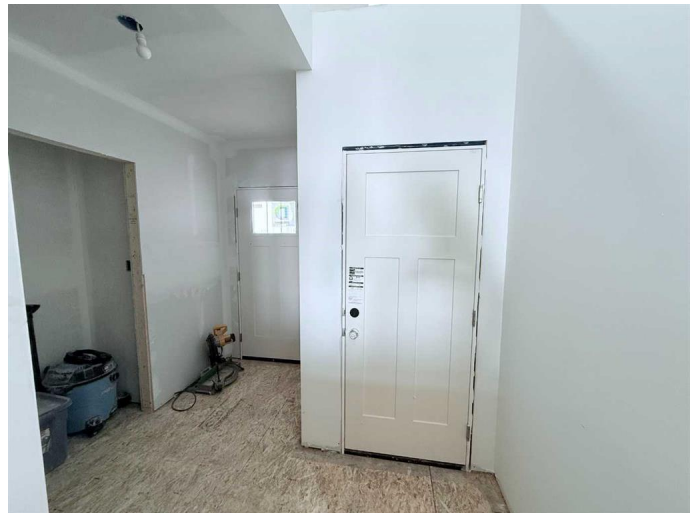
Dirham Homes Job #2416 in finishing stages now! The Madison II - The new and improved Madison with upstairs laundry!! Welcome to a beautiful modified billevel style home offering modern style and functional living spaces. Featuring 3 bedrooms and 2 bathrooms, this home is perfect for families looking 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 vaulted ceilings and a bright and airy open concept living space, perfect for both daily living and entertaining. The kitchen features beautiful cabinetry, quartz countertops, a pantry with appliance shelf, a bar area with floating shelves and bar fridge space, and a huge central island with eating bar, making it the heart of the home. The dining area is spacious and is open to the living room which offers a fireplace! Two good sized bedrooms and a full bathroom complete the main floor layout. 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, Walk-In Closet(s), Storage, Sump Pump(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 | 112              |
| Zoning         | RS               |

**Listing Details**

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

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