



GRASSROOTS
REALTY GROUP

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8729 82A Avenue
Grande Prairie, Alberta

MLS # A2114896



\$524,900

Division:	Fieldbrook		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,700 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
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	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: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), 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# 2303 - 'The Braelyn' - One of Dirham Homes NEWEST Plans boasting 1700 sqft and is located in Fieldbrook!! Featuring a Open Concept Plan on the Main floor; once you walk into the entryway you will see the laundry room, a 2 pc bath and access to the 2 CAR GARAGE!! On the Main floor you will find the Kitchen which features an Eat At Island, tons of cabinets and walkin Pantry! You will also find the Dining area which also gives you access to the backyard, the Great Room has a Fireplace feature which is perfect those chilly winter evenings! Upstairs you will find 2 LARGE Bedrooms, 4pc Bathroom and the Master Bedroom which features a walkin closet and 5pc Ensuite. The basement is not developed but is designed to have a 4th Bedroom, 4pc bath, LARGE Family area and tons of room for storage! You will appreciate the modern touches throughout the home! Close to schools, shopping, walking trails and more! This one is a DEFINITE MUST SEE! Book your private showing today!