8518 87 Street
Grande Prairie, Alberta

MLS # A2168456

$549,900

Division:	Fieldbrook		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,352 sq.ft.	**Age:**	2024 (1 yrs old)
Beds:	5	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full, Suite	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)

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

Dirham Homes Job #2308 - The Camden - Welcome to this gorgeous brand new modified bi-level home, offering a unique investment or multi-generational living opportunity. This suited home features two completely self contained living spaces, with 3 bedrooms and 2 bathrooms upstairs, and 2 bedrooms and 1 bathroom downstairs, each with a separate entrance for ultimate privacy. Upstairs, the main suite showcases an open concept living area, filled with natural light and perfect for family gatherings. The modern kitchen is equipped with premium finishes, offering a functional space for both cooking and entertaining. The spacious primary bedroom located above the garage includes a private ensuite, while two additional bedrooms share a full bathroom on the main floor. The lower level features a fully independent 2-bedroom, 1-bathroom suite, complete with its own modern kitchen, living area, and private laundry facilities—ideal for rental income or extended family. Each unit enjoys its own single garage, offering secure parking and additional storage space. Located in the desirable neighbourhood of Fieldbrook, this versatile home is perfect for homeowners and investors alike. Don't miss your chance to own this incredible property!