DJ Golden
REAL ESTATE

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8221 87 Street
Grande Prairie, Alberta

MLS # A2168565

$524,900

Division:	Fieldbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,755 sq.ft.	**Age:**	2024 (1 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
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:	Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

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

Dirham Homes Job #2302 - The Olivia - **WINTER SPECIAL** $10,000 ALLOWANCE ON THIS HOME WITH ACCEPTED OFFERS BY FEBRUARY 25th, 2025 - Step into luxury with this stunning brand new 2 storey home, featuring 3 spacious bedrooms, 2.5 bathrooms, and a thoughtfully designed layout that blends style and functionality. The main floor boasts an open concept living space, perfect for family gatherings or entertaining. The modern kitchen features sleek quartz countertops, ample storage with a walk in pantry, and lovely two toned cabinetry flowing seamlessly into the bright dining and living areas complete with a feature fireplace. A convenient half bath on the main floor adds extra comfort for guests. Upstairs, you'll find all three bedrooms, including a primary with luxurious 5pc ensuite bathroom. A bonus room offers additional space for a media room, home office, or play area—providing endless possibilities for use. The upstairs laundry makes everyday chores easy and convenient, with all bedrooms and living spaces thoughtfully placed on one level. This home offers modern living with all the features you need for comfort and style. Located in the up and coming neighbour of Fieldbrook, you are close to schools, shopping and other amenities. Make this incredible new home yours today!