

**8218 87A Street
Grande Prairie, Alberta**

MLS # A1031439



\$419,900

Division:	Fieldbrook		
Type:	Residential/House		
Style:	-		
Size:	1,633 sq.ft.	Age:	2019 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Attached, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Dirham Homes Warranty 1 Year, Alberta New Home Warranty 2 Year Supply and Distribution Systems, 5yr or 7yr Building Envelope, 10 yr Structural, Real Property Report

Dirham Homes Job#1910 'Ellington' Gorgeous 2 Storey home boasts 1633 sqft located in Fieldbrook! Main floor features Great room with fireplace feature, Dining Area with access to the backyard, Kitchen, half bath and Main Floor Laundry. The kitchen is absolutely stunning with quartz countertops, tons of cabinets, eat at island and pantry. Upstairs features 2 Bedrooms, Main Bathroom and Master Bedrooms with 5 pc ensuite. Basement is not developed but has room for another bedroom, bathroom, family room and lots of storage space. High Efficiency Furnace, Energy Efficient Low -E Argon Windows, Energy Efficient Light Bulbs. Grande Prairie's Leading Builder for Over 30 Years. GST included in the price with rebate to the builder. Builder has the Right to make Changes and Only Details on Schedule 'A' can assure final build specifications.