Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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8210 87A Street
Grande Prairie, Alberta

MLS # A2355551

$599,900

Division:	Fieldbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,748 sq.ft.	**Age:**	2021 (5 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot		

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

Inclusions: N/A

Step into better-than-new living in this beautiful, fully developed two-storey home in Fieldbrook. Modern and stylish finishes throughout include luxury vinyl plank flooring, quartz countertops, stylish tile in the kitchen and bathrooms, upgraded trim, baseboards, built-ins, and lighting packages. The open main floor is designed for entertaining, featuring a beautiful island, ample cabinetry, a walk-in pantry, a half bath, and a large entryway. Upstairs offers 3 bedrooms and 2 baths, including a large primary suite with walk-in closet and full ensuite, plus a bonus/flex room and upstairs laundry. The fully developed basement provides a family room and additional space for toys, a second rec area, or entertainment, with room to grow if desired. Enjoy a deck, landscaping, storage, blinds, and appliances. Currently no rear neighbours. Additional highlights include a heated garage, air conditioning, high-efficiency furnace, and energy-efficient Low-E argon windows. This stylish home delivers excellent utility and use of space in like-new condition.

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