

**8509 87 Street
Grande Prairie, Alberta**

MLS # A2212033



\$579,900

Division:	Fieldbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,722 sq.ft.	Age:	2025 (0 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, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

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

Dirham Homes Job # 2414 - The Braelyn - a stunning new build nestled in the community of Fieldbrook. This thoughtfully designed home features 3 spacious bedrooms and 2.5 bathrooms. The main floor offers practical elegance with a dedicated laundry room, mudroom, and a stylish 2 piece bath. The heart of the home is the bright, open concept kitchen with a large island and walk-in pantry, seamlessly flowing into a sunlit living room with an electric fireplace. Upstairs, enjoy the dramatic open to below design, adding an airy, modern feel. With an abundance of natural light throughout, this home perfectly balances comfort and sophistication. The unfinished basement provides the perfect canvas for future development. Book your showing today!