

**8722 83 Avenue  
Grande Prairie, Alberta****MLS # A2212103****\$534,900**

<b>Division:</b>	Fieldbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,473 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks		

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

Dirham Homes Job #2415 in finishing stages now! The Lexus II - a beautifully designed modified bi-level located in the quaint community of Fieldbrook. This stylish new home offers an open and functional floor plan with 2 bedrooms and a full bathroom on the main level, perfect for family living or guests. The private primary suite is tucked above the garage, featuring a spacious walk-in closet and a 3 piece ensuite with beautiful custom shower for your own personal retreat. The heart of the home shines with a modern kitchen complete with a central island and walk-in pantry, flowing seamlessly into the bright and open dining and living spaces. A double attached garage adds convenience and storage, making this home the perfect blend of comfort, style, and practicality. The unfinished basement hosts the laundry and is ready for development with possibilities for a 4th and 5th bedroom, bathroom & additional living space. Book your showing today!