

**8714 83 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2255463**



**\$534,900**

|                  |                              |               |                  |
|------------------|------------------------------|---------------|------------------|
| <b>Division:</b> | Fieldbrook                   |               |                  |
| <b>Type:</b>     | Residential/House            |               |                  |
| <b>Style:</b>    | Modified Bi-Level            |               |                  |
| <b>Size:</b>     | 1,290 sq.ft.                 | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 5                            | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached       |               |                  |
| <b>Lot Size:</b> | 0.12 Acre                    |               |                  |
| <b>Lot Feat:</b> | Cul-De-Sac, Landscaped, Lawn |               |                  |

|                    |                                              |                   |                        |
|--------------------|----------------------------------------------|-------------------|------------------------|
| <b>Heating:</b>    | Forced Air                                   | <b>Water:</b>     | -                      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl                  | <b>Sewer:</b>     | -                      |
| <b>Roof:</b>       | Asphalt Shingle                              | <b>Condo Fee:</b> | -                      |
| <b>Basement:</b>   | Finished, Full                               | <b>LLD:</b>       | -                      |
| <b>Exterior:</b>   | Stone, Vinyl Siding                          | <b>Zoning:</b>    | RG General Residential |
| <b>Foundation:</b> | Poured Concrete                              | <b>Utilities:</b> | -                      |
| <b>Features:</b>   | Kitchen Island, Stone Counters, Sump Pump(s) |                   |                        |

**Inclusions:** N/A

IMMACULATE CONDITION.....FANTASTIC FEATURES.....QUIET CUL-DE-SAC....WELCOME TO FIELDBROOK! This home has been meticulously cared for and it shines throughout. As you first walk up to this home you are sure to be impressed by the gorgeous curb appeal and location in friendly Fieldbrook. As you start your tour you will start to see the level of care and features offered including beautiful VINYL PLANK FLOORING throughout the main living and kitchen area. The kitchen boasts STONE COUNTERTOPS, STUNNING WHITE CABINETRY & UPGRADED GAS STOVE FEATURE. Head into the living room and you are welcomed with a warm sitting area that features the SHIPLAP CENTERPIECE WITH ELECTRIC FIREPLACE & MANTLE. The main floor also offers 2 SPACIOUS BEDROOMS and a 4 PIECE ENSUITE perfect for guests or family use. Head up to the SPRAWLING PRIMARY BEDROOM which features a MASSIVE LIVING SPACE, 3 PIECE ENSUITE & WALK IN CLOSET. Did I mention the basement in this home was professionally developed by the builder Dirham Homes? This well appointed additional living space includes A SECONDARY LIVING ROOM, FULLY FINISHED LAUNDRY ROOM, 2 ADDITIONAL BEDROOMS, AMPLE STORAGE & 4 PIECE BATHROOM. This lovely home also offers A/C, ATTACHED DOUBLE GARAGE, ELECTRICAL ROUGHED IN FOR HOT TUB, LARGE REAR DECK FEATURING NATURAL GAS LINE, AND MAGAZINE WORTHY LANDSCAPED BACKYARD WITH DOG RUN to keep lawn in excellent condition. Welcome to your move in ready gem - WELCOME HOME!