## 8718 83 Avenue
## Grande Prairie, Alberta

### MLS # A2215755



# $554,900

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| **Division:** | Fieldbrook |
| **Type:** | Residential/House |
| **Style:** | Modified Bi-Level |

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| **Size:** | 1,634 sq.ft. | **Age:** | 2025 (0 yrs old) |
| **Beds:** | 3 | **Baths:** | 2 |

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| **Garage:** | Double Garage Attached, Parking Pad |
| **Lot Size:** | 0.13 Acre |
| **Lot Feat:** | Back Yard |

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| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Tile, Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full, Unfinished | **LLD:** | - |
| **Exterior:** | Vinyl Siding | **Zoning:** | RS |
| **Foundation:** | Poured Concrete | **Utilities:** | - |

**Features:** Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

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

Dirham Homes Job #2416 in finishing stages now! The Madison II - The new and improved Madison with upstairs laundry!! Welcome to a beautiful modified bilevel style home offering modern style and functional living spaces. Featuring 3 bedrooms and 2 bathrooms, this home is perfect for families looking for comfort and convenience. The standout feature of this home is the primary bedroom, privately located above the garage, offering a spacious retreat complete with a walk-in closet and a luxurious ensuite bathroom. The laundry room is also conveniently located upstairs. The main floor boasts vaulted ceilings and a bright and airy open concept living space, perfect for both daily living and entertaining. The kitchen features beautiful cabinetry, quartz countertops, a pantry with appliance shelf, a bar area with floating shelves and bar fridge space, and a huge central island with eating bar, making it the heart of the home. The dining area is spacious and is open to the living room which offers a fireplace! Two good sized bedrooms and a full bathroom complete the main floor layout. This beautifully crafted home is ideal for those seeking and open design with practical features. Don&rsquo;t miss your chance to make it yours!