



GRASSROOTS
REALTY GROUP

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8501 87 Street
Grande Prairie, Alberta

MLS # A2255638



\$615,000

Division:	Fieldbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,980 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:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

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

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s)

Inclusions: n/a

****PRICE REDUCED + \$10,000 Appliance Package!**** This beautifully crafted 3-bedroom, 2.5-bathroom 2-storey home offers the perfect blend of luxury, comfort, and nature. Backing onto a serene pond with expansive green space, it sits in the furthest developed area on the East side of the city, ensuring privacy for years to come. Step inside to an impressive foyer with 18' ceilings and a modern, eye-catching design. The open-concept main floor is filled with natural light from large triple-paned windows overlooking the pond. The living room showcases a gas fireplace, framed by custom millwork, creating a warm yet refined focal point. The kitchen is a chef's dream with timeless two-tone cabinetry, quartz countertops, and sleek black fixtures and hardware that tie the design together beautifully. Upstairs, a custom steel railing highlights the extra-wide staircase, leading to a spacious bonus room with bright windows and plenty of room for family time. The primary suite offers a luxurious retreat with plush carpet, a spacious walk-in closet, and a spa-inspired ensuite featuring a double vanity and an impressive tiled walk-in shower. Two additional bedrooms and a full guest bathroom complete the second floor. With no rear neighbours, a stunning backyard, and unobstructed views of the pond, this home is the perfect balance of elegance and tranquility. This home is built with comfort and efficiency in mind, featuring an HRV system for improved air quality, upgraded insulation in walls and ceilings, and high-efficiency overhead garage doors. With schools, shopping, and walking trails nearby, this home combines comfort and location beautifully. Don't miss your chance to call this home

yours. Book your showing today!