



GRASSROOTS
REALTY GROUP

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8214 87A Street
Grande Prairie, Alberta

MLS # A2342595



\$579,900

Division:	Fieldbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,752 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	High Efficiency, Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

IMMACULATE TWO-STOREY WITH NO REAR NEIGHBOURS AND ALL THE BELLS AND WHISTLES! 4 BEDROOMS AND 3.5 BATHROOMS - ARGUABLY BETTER THAN NEW, THIS HOME IS PRICED WELL BELOW REPLACEMENT COST AND LOADED WITH FEATURES! YOU'LL APPRECIATE BOTH ITS BEAUTIFUL FINISHES AND PRACTICAL FLOOR PLAN!! A SPACIOUS ENTRY OPENS TO THE GREAT ROOM AND A BRIGHT, AIRY WHITE KITCHEN WITH QUARTZ COUNTERTOPS, UPGRADED APPLIANCES, A PANTRY AND FLOATING SHELVES! THE LARGE DINING AREA LEADS TO A SUN DECK AND BEAUTIFULLY LANDSCAPED YARD WITH A SHED! THE LIVING ROOM FEATURES A WELCOMING FIREPLACE! MAIN-FLOOR LAUNDRY AND A BACK ENTRY OFF THE HEATED GARAGE ADD EVERYDAY CONVENIENCE AND COAT CLOSET!! UPSTAIRS ARE TWO SPACIOUS BEDROOMS AND A LARGE PRIMARY BEDROOM WITH A FIVE-PIECE ENSUITE AND A WALK-THROUGH CLOSET! THE ENSUITE FEATURES A GLASS SHOWER, DOUBLE SINKS AND A SOAKER TUB! THE BASEMENT FEATURES AN OPEN FAMILY ROOM WITH A WOOD STOVE FOR COZY WINTER NIGHTS, PLUS ANOTHER BEDROOM, A BATHROOM AND STORAGE! AIR CONDITIONING, UPGRADED DECK RAILINGS AND DECK PRIVACY ADD TO THE APPEAL! LOCATED ON A QUIET STREET NEAR TRAILS, PARKS AND WATER FEATURES, THIS HOME IS A MUST-SEE!