

# \$534,900 - 8722 83 Avenue, Grande Prairie

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MLS® #A2212103

**\$534,900**

3 Bedroom, 2.00 Bathroom, 1,473 sqft

Residential on 0.13 Acres

Fieldbrook, Grande Prairie, Alberta

Dirham Homes Job #2415 - The Lexus II - a beautifully designed modified bi-level located in the vibrant 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 4-piece ensuite 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 living space. 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 bedroom, bathroom & additional living space. Book your showing today!



Built in 2025

## Essential Information

MLS® #	A2212103
Price	\$534,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,473
Acres	0.13

Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	8722 83 Avenue
Subdivision	Fieldbrook
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0R7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 24th, 2025
Days on Market	57
Zoning	RG

Listing Details

Listing Office RE/MAX Grande Prairie

The LEXUS II  
(27' wide windows) Enlarged main floor  
1,473 sq. ft.

main floor | 1,141 sq. ft.      second floor | 332 sq. ft.



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