

**8506 87 Street
Grande Prairie, Alberta**

MLS # A1211738

\$539,900

Division:	Fieldbrook		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,319 sq.ft.	Age:	2022 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Dirham Homes Warranty 1 Year, Alberta New Home Warranty 2 Year Supply and Distribution Systems, 5yr or 7yr Building Envelope, 10yr Structural, Real Property Report

DIRHAM HOMES JOB# 2112 - 'THE CAMDEN' - STUNNING MODIFIED BI-LEVEL SUITED PLAN LOCATED IN FIELDBROOK!! This home features 2 Bedrooms, 4pc Bathroom, Dining Area, Kitchen, Living Area and Main floor Laundry!! The Master bedrooms features a walkin closet and a 3pc ensuite which is located over the garage! The suite has separated entrance and features 2 Bedrooms, 4 pc Bathroom, Living area, Dining Area with access to the backyard, Kitchen and in-suite laundry!! Upgraded finishes throughout, creates a look you can appreciate! This home is close to the NEW school Riverstone, shopping and walking trails!! High Efficient Furnace, Energy Efficient Low - E- Argon Windows, Energy Efficient Light Bulbs. Grande Prairie's Leading Building for Over 30 Years. GST included in the price with rebate back to the builder. Builder has the RIGHT to make Changes and ONLY Details on Schedule A can assure final build specifications.