

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

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 | 5                |
| 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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