

\$534,900 - 8714 83 Avenue, Grande Prairie

MLS® #A2255463

\$534,900

5 Bedroom, 3.00 Bathroom, 1,290 sqft

Residential on 0.12 Acres

Fieldbrook, Grande Prairie, Alberta

IMMACULATE CONDITION.....FANTASTIC FEATURES.....QUIET CUL-DE-SAC....WELCOME TO FIELDBROOK! This home has been meticulously cared for and it shines throughout. As you first walk up to this home you are sure to be impressed by the gorgeous curb appeal and location in friendly Fieldbrook. As you start your tour you will start to see the level of care and features offered including beautiful VINYL PLANK FLOORING throughout the main living and kitchen area. The kitchen boasts STONE COUNTERTOPS, STUNNING WHITE CABINETRY & UPGRADED GAS STOVE FEATURE. Head into the living room and you are welcomed with a warm sitting area that features the SHIPLAP CENTERPIECE WITH ELECTRIC FIREPLACE & MANTLE. The main floor also offers 2 SPACIOUS BEDROOMS and a 4 PIECE ENSUITE perfect for guests or family use. Head up to the SPRAWLING PRIMARY BEDROOM which features a MASSIVE LIVING SPACE, 3 PIECE ENSUITE & WALK IN CLOSET. Did I mention the basement in this home was professionally developed by the builder Dirham Homes? This well appointed additional living space includes A SECONDARY LIVING ROOM, FULLY FINISHED LAUNDRY ROOM, 2 ADDITIONAL BEDROOMS, AMPLE STORAGE & 4 PIECE BATHROOM. This lovely home also offers A/C, ATTACHED DOUBLE GARAGE, ELECTRICAL ROUGHED IN FOR HOT TUB,



LARGE REAR DECK FEATURING NATURAL GAS LINE, AND MAGAZINE WORTHY LANDSCAPED BACKYARD WITH DOG RUN to keep lawn in excellent condition. Welcome to your move in ready gem - WELCOME HOME!

Built in 2019

Essential Information

MLS® #	A2255463
Price	\$534,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,290
Acres	0.12
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	8714 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, Sump Pump(s), Stone Counters
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run
Lot Description	Cul-De-Sac, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	14
Zoning	RG General Residential

Listing Details

Listing Office	RE/MAX Grande Prairie
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