

\$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	64
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.



THIS PLAN IS PROPERTY OF DIRHAM HOMES, INC. ALL RIGHTS RESERVED, INCLUDING THE RIGHT OF REPRODUCTIONS IN WHOLE OR IN PART, IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF DIRHAM HOMES.
THIS PLAN IS AN ILLUSTRATION AND MAY VARY FROM THE ACTUAL CONSTRUCTION DRAWINGS. DETAILS OF ACTUAL HOUSE TO BE CONFIRMED WITH SCHEDULE A% CLIENT SELECTION FORMS AND CONSTRUCTION DRAWINGS.



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.