

# \$579,900 - 8509 87 Street, Grande Prairie

MLS® #A2212033

**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,722 sqft

Residential on 0.11 Acres

Fieldbrook, Grande Prairie, Alberta

Dirham Homes Job # 2414 - The Braelyn - a stunning new build nestled in the community of Fieldbrook. This thoughtfully designed home features 3 spacious bedrooms and 2.5 bathrooms. The entry area offers a mudroom, a laundry room, and a 2 piece bath. The main floor heart of the home is bright and open -the kitchen has a large island and walk-in pantry, and seamlessly flows into a sunlit dining area and living room with fireplace. Upstairs, enjoy the dramatic open to below design, adding an airy, modern feel. There are 3 bedrooms and 2 baths upstairs- including the primary suite with walk in closet and 5pc ensuite! With an abundance of natural light throughout, this home perfectly balances comfort and sophistication. The unfinished basement provides the perfect canvas for future development. Book your showing today!



Built in 2025

## Essential Information

MLS® #	A2212033
Price	\$579,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,722
Acres	0.11

Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8509 87 Street
Subdivision	Fieldbrook
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0R6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
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 76  
 Zoning RG

**Listing Details**

Listing Office RE/MAX Grande Prairie

## The BRAELYN

1,722 sq. ft

main floor | 887 sq. ft

second floor | 835 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.