

8730 83 Avenue

Grande Prairie, Alberta

MLS # A2213790



\$569,900

|             |  |            |                  |
|-------------|--|------------|------------------|
| Division:   | Fieldbrook   |            |                  |
| Type:       | Residential/House  |            |                  |
| Style:      | Attached-Up/Down, Bi-Level   |            |                  |
| Size:       | 1,257 sq.ft.   | Age:       | 2019 (6 yrs old) |
| Beds:       | 5  | Baths:     | 3                |
| Garage:     | Double Garage Attached   |            |                  |
| Lot Size:   | 0.13 Acre  |            |                  |
| Lot Feat:   | Back Yard, City Lot, Corner Lot, Front Yard, Lawn                  |            |                  |
| Heating:    | Forced Air, Natural Gas  | Water:     | -                |
| Floors:     | Carpet, Vinyl Plank  | Sewer:     | -                |
| Roof:       | Asphalt Shingle  | Condo Fee: | -                |
| Basement:   | Full, Suite  | LLD:       | -                |
| Exterior:   | Vinyl Siding   | Zoning:    | RG               |
| Foundation: | Poured Concrete  | Utilities: | -                |
| Features:   | Open Floorplan, See Remarks, Tankless Hot Water, Walk-In Closet(s) |            |                  |
| Inclusions: | Shed   |            |                  |

Discover this beautifully designed up/down duplex, featuring two legal suites perfect for multi-generational living or rental income. The upper suite offers 3 bedrooms, 2 bathrooms, and an open-concept layout with modern finishes and large windows that flood the space with natural light. The spacious lower suite includes 2 bedrooms, 1 bathroom, and the same modern finishes, complemented by generous windows. Each unit comes with its own attached single garage for added convenience. Situated on a large, fenced, and landscaped corner lot, this home is just steps away from scenic walking trails. Ideal for investors or families, this property combines style, functionality, and a prime location. Don't miss out on this exceptional opportunity!