

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: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Vinyl Plank Roof: **Condo Fee:** Asphalt Shingle **Basement:** LLD: Full, Suite Exterior: Zoning: Vinyl Siding 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!