8730 83 Avenue
Grande Prairie, Alberta

MLS # A2213790

$564,900

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!