

## 780-296-5892 sellwiththeresa@gmail.com

## 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 **Condo Fee:** Roof: 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!