

## 780-882-1825

hello@realhomesofgpab.ca

## 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					
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**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!