

# \$569,900 - 8730 83 Avenue, Grande Prairie

MLS® #A2213790

**\$569,900**

5 Bedroom, 3.00 Bathroom, 1,257 sqft

Residential on 0.13 Acres

Fieldbrook, Grande Prairie, Alberta

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!

Built in 2019

## Essential Information

MLS® #	A2213790
Price	\$569,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,257
Acres	0.13
Year Built	2019
Type	Residential



Sub-Type	Detached
Style	Up/Down, Bi-Level
Status	Active

### **Community Information**

Address	8730 83 Avenue
Subdivision	Fieldbrook
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0R7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, See Remarks, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Corner Lot, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 22nd, 2025
Zoning	RG

### **Listing Details**

Listing Office	Real Broker
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