

8726 83 Avenue  
Grande Prairie, Alberta

MLS # A1002553

**\$469,900**



<b>Division:</b>	Fieldbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level, Up/Down		
<b>Size:</b>	1,279 sq.ft.	<b>Age:</b>	2019 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Attached, Attached Garage, Double Garage, Garage		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Dirham Homes Warranty 1 Year, Alberta New Home Warranty 2 Year Supply and Distribution Systems, 5 yr or 7 yr Building Envelope, 10 yr Structural, Real Property Report

Dirham Homes Job #1906 'Tulsa' IMPRESSIVE AND WELL THOUGHT OUT DESIGN ON THIS UP/DOWN LEGAL DUPLEX - AMAZING CASH FLOW OPPORTUNITY WITH TWO REVENUES STREAMS UNDER ONE ROOF!!! OR LIVE IN ONE SUITE AND LET THE OTHER ASSIST WITH YOUR MORTGAGE!!! OVERSIZE SUITES 3 beds up 2 full baths featuring Open concept, Vaulted Ceilings throughout Living area, good size Dining area, well equipped Kitchen with access to the back yard, 2 more Bedrooms. Good size Master bedroom has double closets providing lots of clothing storage and full Ensuite. Upper suite has its own laundry! PLUS LOWER SUITE that features Dining area, Living area, Kitchen, 2 bedrooms, 1 full bathroom and its own laundry. High Efficiency Furnace, Energy Efficient Low-E Argon Windows, Energy Efficient Light Bulbs. Grande Prairie's Leading Builder for Over 30 Years. Details on Schedule 'A' can assure final build specifications.