

8726 83 Avenue
Grande Prairie, Alberta

MLS # GP213418

\$479,900



Division:	Fieldbrook		
Type:	Full Duplex		
Style:	Up/Down		
Size:	1,279 sq.ft.	Age:	2019 (1 yrs old)
Beds:	3 up / 2 down	Baths:	3
Possession:	Negotiable		
Garage:	Attached, Double		
Driveway:	Concrete		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	Municipal
Roof:	Asphalt Shingle	Taxes:	-
Basement:	Full	Condo Fee:	-
Exterior:	Stone, Vinyl	Lot Fee:	-
Land:	None	Maintenance Fee:	-
Features:	-		

Inclusions: -

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.