Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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8734 83 Avenue
Grande Prairie, Alberta

MLS # A2329668

$659,900

Division:	Fieldbrook		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,203 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	5	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Cleared		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Tile, Vinyl	**Sewer:**	Sewer
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Pantry		

Inclusions: 10 Stainless Steel Appliances, Washer and Dryer, Deck

SAMPLE PHOTOS - COMPLETION AUG 31/2026. INTRODUCING THE INVESTOR CROSSTOWN WITH GARAGES! REVENUE ALERT!! LEGAL UP/DOWN SUITED UNIT WITH AWESOME LOCATION IN FIELDBROOK! THIS HARKER HOMES INVESTOR - JOB# 304, is a Legal suite that combines Harker's Famous Finishing, attention to detail and exceptional quality in a detached home that creates excellent return on investment. This property has many upgrades you don't find in comparable properties: - Luxury vinyl plank flooring - Quartz counter tops - Upgraded fixtures Great for rental or live up rent down. Comparable rents are $2,950 up and $1,950 down, with this well-established luxury up-down duplex. The upper Unit is 1203 Sqft and features 3 bedrooms and 2 full baths. The Lower unit is 1257 sqft and has 2 bedrooms and 1 full bath. Each unit comes with 6 appliances, so all you need to do is move in and start collecting rent. The upper unit comes with a deck.

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