

**8506 87 Street
Grande Prairie, Alberta**

MLS # A2343886



\$609,900

Division:	Fieldbrook		
Type:	Residential/House		
Style:	Attached-Up/Down, Modified Bi-Level		
Size:	1,361 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	Floor Furnace, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	(fridge, stove, dishwasher, OTR microwave, washer, dryer, GDO) X2, all window coverings		

Just like New! LEGAL UP DOWN DUPLEX IN'FIELDBROOK!! Upper unit features 3 Bedrooms, 2 bathrooms, and its own laundry. Master bedroom has ensuite and walk in closet. Granite counter tops throughout. Basement suite has separate entrance and features 2 Bedrooms, 1 bathroom and its own laundry. Both units have a single bay Garage. This home is close to the Riverstone school, shopping and walking trails!! High Efficient Furnace, Energy Efficient Low - E- Argon Windows, Energy Efficient Light Bulbs.