



**GRASSROOTS**  
REALTY GROUP

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8202 87 Street  
Grande Prairie, Alberta

MLS # A2329662



**\$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: | 0.12 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 SEPT 21/2026. INTRODUCING THE INVESTOR CROSSTOWN WITH GARAGES! REVENUE ALERT!! LEGAL UP/DOWN SUITED UNIT WITH AWESOME LOCATION IN FIELDBROOK! THIS HARKER HOMES INVESTOR - JOB# 303, 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.&nbsp; 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.