



GRASSROOTS
REALTY GROUP

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8738 83 Avenue
Grande Prairie, Alberta

MLS # A2343224



\$669,800

Division:	Fieldbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,577 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	None		

Boulder Creek Builders Job #102 – The Marble. LEGAL BASEMENT SUITE! Welcome to this thoughtfully designed new home at 8738 83 Avenue in Fieldbrook. Offering 1,577 sq. ft. of living space plus a fully developed 874 sq. ft. legal basement suite, this home provides plenty of space along with excellent income potential. The main home features 3 bedrooms and 2 bathrooms with an open-concept kitchen, dining and living area, main floor laundry, and a private upper-level primary retreat complete with ensuite and walk-in closet. The fully developed legal basement suite offers 2 bedrooms, a full bathroom, kitchen, living area and its own laundry. Both the main home and basement suite have dedicated garage space with direct entry into their respective living spaces, plus a separate side entrance for the basement suite. Enjoy a great-sized yard in the growing Fieldbrook neighbourhood, with convenient access to schools, parks, shopping and everyday amenities. Whether you're looking for a spacious new home with additional income potential or an investment property with two well-designed living spaces, The Marble is a great opportunity. Book your showing today!