



GRASSROOTS
REALTY GROUP

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8210 87 Street
Grande Prairie, Alberta

MLS # A2295032



\$659,900

Division:	Fieldbrook		
Type:	Residential/House		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,399 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to this stunning home by NBS Developments, thoughtfully designed with a fully self-contained income-producing suite. Located in the quiet, family-friendly community of Fieldbrook, this property offers both comfort and exceptional value. The upper level features a spacious and functional layout, including a beautifully appointed kitchen with upgraded fixtures, modern appliances, quartz countertops, ample cabinetry, and abundant natural light. The inviting living room showcases a charming bay window and plenty of space for entertaining. This level also includes three bedrooms and two bathrooms, highlighted by a primary suite with a walk-in closet and private ensuite. A separate laundry area and a generously sized deck off the kitchen complete the upper floor. The lower level offers a private entrance and an open-concept design, perfect for rental or extended family living. It includes a primary bedroom with ensuite and closet, a second bedroom, an additional bathroom, and a dedicated office space. You'll also find stackable laundry, a pantry, and plenty of storage throughout. Each unit benefits from its own garage bay, adding convenience and appeal. Whether you're looking for a mortgage helper or a smart investment with dual income potential, this home delivers. Ideally located near Riverstone School and the Cobblestone shopping district, this property combines lifestyle, location, and income opportunity in one exceptional package.