

# \$539,900 - 8090 91 Street, Grande Prairie

MLS® #A2262731

## \$539,900

5 Bedroom, 3.00 Bathroom, 1,216 sqft  
Residential on 0.12 Acres

Riverstone., Grande Prairie, Alberta

Investor or multi-family opportunity! This legal up/down duplex in Grande Prairie offers great value and strong rental potential. The upper suite features 3 bedrooms, 2 bathrooms, a bright open-concept layout, modern finishes, and access to a large back deck. The lower suite is just as inviting with big windows, 2 bedrooms, a full kitchen, and its own laundry. Both units include stainless steel appliances and their own single attached garage. With great tenants, plenty of parking, and a convenient location, this property is ready for your portfolio!

Built in 2015

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2262731          |
| Price          | \$539,900         |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,216             |
| Acres          | 0.12              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Duplex            |
| Style          | Bi-Level, Up/Down |
| Status         | Active            |

## Community Information



|             |                |
|-------------|----------------|
| Address     | 8090 91 Street |
| Subdivision | Riverstone.    |
| City        | Grande Prairie |
| County      | Grande Prairie |
| Province    | Alberta        |
| Postal Code | T8X0P2         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                  |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Other                                   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn |
| Roof              | Shingle                                 |
| Construction      | Concrete, Vinyl Siding, Wood Frame      |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 2                 |
| Zoning         | RS                |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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