



**GRASSROOTS**  
REALTY GROUP

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8850 85A Avenue  
Grande Prairie, Alberta

MLS # A2260851



**\$600,000**

Division:	Riverstone		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,354 sq.ft.	Age:	2025 (0 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Multiple Driveways		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry	LLD:	19-71-5-W6
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This modern, fully developed up/down full duplex is located in the family-friendly Riverstone subdivision, only steps away from the nearby park/playground and a short walk to the Riverstone public school. The beautifully designed main floor upper unit features a primary bedroom with walk-in closet and 3-pc ensuite, plus 2 additional bedrooms and a full 4-pc bathroom along with a spacious open-concept kitchen, dining and living area. Impressive kitchen features crisp white cabinetry with tiled backsplash, quartz countertops, pantry and large island with breakfast bar. Nearby dining area has access to a spacious 12x12.5 covered deck and A/C is provided to the upper unit for added comfort. The lower unit with a separate entrance offers a comfortable private space for tenants or extended family featuring 3 bedrooms, a full 4 pc bath, laundry, and open concept kitchen, living and dining space. Vinyl plank flooring from top to bottom, and each unit has its own single attached garage, hot water on demand, and separate furnaces for ease of management. Offering flexibility for homeowners or investors, this is the perfect setup for multi-family living or rental income. Call today to arrange your private viewing!