



GRASSROOTS
REALTY GROUP

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8050 91 Street
Grande Prairie, Alberta

MLS # A2265654



\$399,900

Division:	Riverstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,337 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls

Welcome to this beautifully maintained two-storey half duplex with a double attached heated garage, located in the desirable community of Riverstone South. Enjoy the peace and privacy of no rear neighbours, with walking trails, schools, and shopping just minutes away. The main floor features an air conditioned open-concept layout, perfect for entertaining! With a spacious kitchen boasting stainless steel appliances, a center island with raised eating bar, and a bright dining area this home is sure to impress. A convenient half bath completes the main level. Upstairs offers a versatile bonus space ideal for a home office, a generous primary bedroom with 3pc ensuite, two additional bedrooms, a full bath, plus a laundry room. The fully landscaped and fenced yard includes a deck for outdoor enjoyment. The basement is unfinished and ready for your future development ideas. A fantastic opportunity in a family-friendly neighbourhood! Book your showing today!