



GRASSROOTS
REALTY GROUP

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**8070 91 Street
Grande Prairie, Alberta**

MLS # A2274046



\$394,900

Division:	Riverstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,455 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	See Remarks		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, dishwasher, washer, dryer, blinds, curtain rods

Take a look at this modern duplex in Riverstone South! This home offers a beautiful modern interior featuring a great floor plan. The main level has 2 entries (garage and main), a pantry, open concept living/kitchen/dining area with great natural light. Upstairs you will find a roomy master suite with a walk-in closet and en-suite. The upstairs level has an additional 2 bedrooms, full bathroom and laundry room. The basement is unfinished but has good potential to be developed. The private back yard has no rear neighbors. And the front yard is nicely landscaped, has a large driveway and large garage. This is an original owner home and has been meticulously cared for. Come have a look today.