



8014 91 Street
Grande Prairie, Alberta

MLS # A2287575



\$394,000

Division:	Riverstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,332 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry		

Inclusions: N/A

This well-kept two-storey duplex offers over 1,300 sq ft of functional living space with a double front-attached garage and immediate possession available. The main floor features the open concept everyone's after, with a spacious kitchen complete with quartz countertops, stainless steel appliances, tile backsplash, pantry, and a large island that flows seamlessly into the dining and living areas. It's bright, practical, and laid out exactly how you want it. A convenient powder room finishes off the main level for guests. Upstairs you'll find three well-sized bedrooms, including a primary suite with walk-in closet and private ensuite, plus a second bedroom that also offers its own walk-in closet. A full bathroom and upper-level laundry add to the everyday functionality. Clean, vacant, and move-in ready, this one checks the boxes without the wait of new construction. Book your viewing today.