



**GRASSROOTS**  
REALTY GROUP

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8073 91 Street  
Grande Prairie, Alberta

MLS # A2138386



**\$457,900**

Division:	Riverstone		
Type:	Residential/Duplex		
Style:	Bi-Level, Up/Down		
Size:	1,058 sq.ft.	Age:	2017 (7 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, On Street, Shared Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Pie Shaped Lot, See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, Separate Entrance, Tankless Hot Water

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: N/A

\*\*\* INVESTOR ALERT \*\*\* LEGAL UP/DOWN Located in the much desired Riverstone subdivision, on a preferred corner lot! Whether your a family looking for a mortgage helper or looking to add a immaculate property to your rental portfolio this one is a must see. The upper suite features a open concept design with a modern kitchen & dining area with deck access, living room and 3 generous sized bedrooms, bathroom, and laundry/utility room. Basement suite is the similar layout & styling but with 2 bedrooms & 1 bathroom. Each suite has their own hot water on demand, high efficiency furnace, laundry room, own entrances, attached single garages, driveway space and separate power and gas meters. Currently, tenant occupied. 24 hours notice required for showings. Rent for upper unit \$1,800 plus utilities, Lease ends Dec 31st, 2024. Lower unit rent is \$1,650 with water included and lease ends March 31st, 2025 \*\*\* Contact a REALTOR&reg; for more info or to book a viewing!