

# \$399,900 - 8050 91 Street, Grande Prairie

MLS® #A2265654

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,337 sqft

Residential on 0.10 Acres

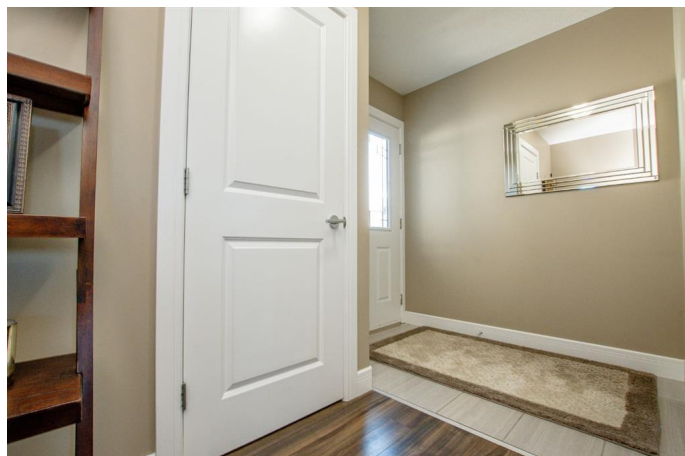
Riverstone., Grande Prairie, Alberta

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!

Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2265654  |
| Price      | \$399,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,337                  |
| Acres          | 0.10                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8050 91 Street |
| Subdivision | Riverstone.    |
| City        | Grande Prairie |
| County      | Grande Prairie |
| Province    | Alberta        |
| Postal Code | T8X 0P1        |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 2                                     |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, See Remarks                                                       |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                        |
| Cooling           | Central Air                                                                                       |
| Has Basement      | Yes                                                                                               |
| Basement          | Full                                                                                              |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding                     |
| Foundation        | Poured Concrete                  |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 20th, 2025 |
|-------------|--------------------|

|                |    |
|----------------|----|
| Days on Market | 13 |
| Zoning         | RS |

## **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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