

# \$549,900 - 8009 90c Street, Grande Prairie

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MLS® #A2243256

**\$549,900**

5 Bedroom, 3.00 Bathroom, 1,197 sqft  
Residential on 0.11 Acres

Riverstone., Grande Prairie, Alberta

Immaculate, custom-built legal up/down home in sought-after Riverstone South â€” backing onto a quiet park with no rear neighbours, and offering an exceptional opportunity for both homeownership and investment! This one-owner property was built in 2018 and shows pride of ownership throughout. Set in one of Grande Prairieâ€™s most family-friendly subdivisions, Riverstone South is a true joy to reside in â€” a peaceful, safe, and welcoming neighborhood thatâ€™s perfect for families of all ages.

Surrounded by nature and everyday conveniences, this location is within walking distance to a highly-rated elementary school, an extensive network of walking and biking trails, and just minutes from groceries, restaurants, and amenities â€” the perfect balance of lifestyle and location.

The upper level is owner-occupied and offers 1,200 sq ft of thoughtfully designed living space, featuring 3 spacious bedrooms and 2 full bathrooms. Highlights include stone countertops, luxury vinyl plank flooring throughout, tiled entries, crown and Boston mouldings in common areas, and vaulted ceilings that add openness and light. The kitchen features custom-painted cabinets, a brand-new stove/oven, and direct access to the upper deck through a convenient screen door â€” perfect for enjoying a private outdoor dinner or peaceful morning coffee overlooking



the quiet park behind.

The double attached garage is heated and includes a cold-water tap – great for winter use or keeping vehicles and equipment clean year-round. The homeowners enjoy full use of the garage, manicured front and back yards, with gravel side yards for low-maintenance upkeep and an enclosed 10' x 13' under-deck storage space functioning as a handy shed.

The lower legal suite has a private entrance on the south side of the home and is currently tenant-occupied on a fixed lease at \$1,800/month (all-inclusive) until September 15th. The tenants are incredibly tidy, respectful, and would love the opportunity to stay. The suite includes 2 bedrooms, 1 full bath, a spacious living room, a dedicated dining area, a custom kitchen, plenty of storage, and bright above-grade windows throughout – offering a warm, comfortable feel.

Both furnaces have been regularly maintained and are in excellent working condition, ensuring reliable comfort for both suites. The entire property has been meticulously cared for by the original owners, with recent lawn care professionally managed by Klon Lawn Service to keep the exterior in pristine shape.

Whether you're looking for an income-generating investment, multigenerational living, or a mortgage helper, this property offers unmatched flexibility and value.

A rare offering in a vibrant, family-friendly community – with parks, trails, schools, and amenities right at your doorstep. This one is truly move-in ready and won't last long!

Built in 2018

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243256    |
| Price          | \$549,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,197       |
| Acres          | 0.11        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8009 90c Street |
| Subdivision | Riverstone.     |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8X 0P2         |

## Amenities

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

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | See Remarks                                                         |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Full, Suite                                                         |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Private Yard                             |
| Lot Description   | Backs on to Park/Green Space, Landscaped |
| Roof              | Asphalt Shingle                          |



|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 6               |
| Zoning         | RS              |

**Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Century 21 Grande Prairie Realty Inc. |
|----------------|---------------------------------------|

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