

\$539,900 - 8090 91 Street, Grande Prairie

MLS® #A2262731

\$539,900

5 Bedroom, 3.00 Bathroom, 1,216 sqft
Residential on 0.12 Acres

Riverstone., Grande Prairie, Alberta

Investor or multi-family opportunity! This legal up/down duplex in Grande Prairie offers great value and strong rental potential. The upper suite features 3 bedrooms, 2 bathrooms, a bright open-concept layout, modern finishes, and access to a large back deck. The lower suite is just as inviting with big windows, 2 bedrooms, a full kitchen, and its own laundry. Both units include stainless steel appliances and their own single attached garage. With great tenants, plenty of parking, and a convenient location, this property is ready for your portfolio!

Built in 2015

Essential Information

MLS® #	A2262731
Price	\$539,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,216
Acres	0.12
Year Built	2015
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

Community Information



Address	8090 91 Street
Subdivision	Riverstone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0P2

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2025
Days on Market	30
Zoning	RS

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.