

**8614 88B Street  
Grande Prairie, Alberta**

**MLS # A2217056**



**\$539,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	1,147 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped, Lawn, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Other, See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data

**Inclusions:** Fridge x2, Stove x2, Dishwasher x2, Microwave range hood x2, Washer x2, Dryer x2, Garage door opener x2 with remotes, Blinds for both units.

This thoughtfully designed up/down duplex offers the perfect blend of comfort, functionality, and investment potential. The upper suite features a spacious open-concept layout with vaulted ceilings and large windows that fill the space with natural light. The kitchen provides plenty of cupboard and counter space, along with direct access to the deck and backyard, ideal for outdoor dining or relaxation. Upstairs includes 3 generous bedrooms and 2 full bathrooms, including a primary suite with a walk-in closet and private ensuite. A dedicated laundry room, central air conditioning, and an attached garage space for the upper unit add to the convenience and appeal. The lower suite is bright and welcoming, featuring 2 bedrooms, 1 bathroom, its own in-suite laundry, large windows, and a functional open-concept layout. It also includes its own separate garage space and is currently rented by a long-term tenant who would love to stay. Whether you're looking to live in one unit and rent the other, or add a solid property to your investment portfolio, this duplex offers flexibility and great value. The upper unit is vacant and ready for a new tenant, or could be the perfect owner-occupied option. Call your Realtor today and book your showing!