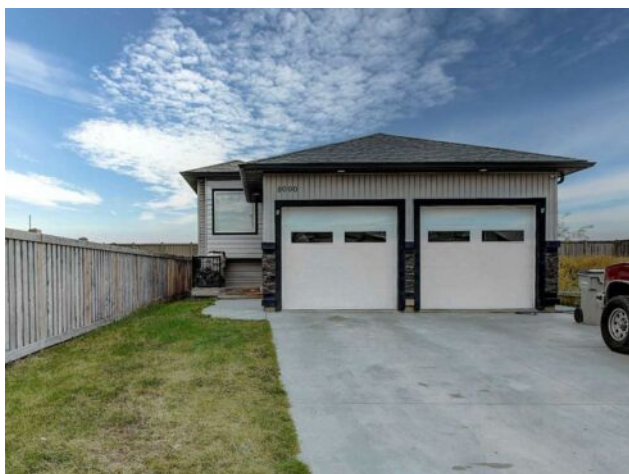


**8090 91 Street
Grande Prairie, Alberta**

MLS # A2262731

\$539,900



Division:	Riverstone		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,216 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Shingle

Basement: Finished, Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: N/A

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!