

\$539,900 - 8614 88b Street, Grande Prairie

MLS® #A2217056

\$539,900

5 Bedroom, 3.00 Bathroom, 1,147 sqft

Residential on 0.11 Acres

Riverstone., Grande Prairie, Alberta

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!



Built in 2017

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2217056 |
| Price | \$539,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,147 |
| Acres | 0.11 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Duplex |
| Style | Bi-Level, Up/Down |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 8614 88b Street |
| Subdivision | Riverstone. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8X 0P3 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Off Street, Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Ceiling Fan(s), See Remarks, Tankless Hot Water |
| Appliances | See Remarks |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full, Suite, Walk-Up To Grade |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Other, Storage |
| Lot Description | Landscaped, Lawn, Rectangular Lot, City Lot, See Remarks |
| Roof | Fiberglass |
| Construction | Vinyl Siding, Wood Frame, Other, See Remarks |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 91 |
| Zoning | RS |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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