

# **\$564,900 - 8614 88b Street, Grande Prairie**

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MLS® #A2217056

**\$564,900**

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	\$564,900
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, 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
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	City Lot, Landscaped, Lawn, Rectangular Lot, See Remarks
Roof	Fiberglass
Construction	Other, Vinyl Siding, Wood Frame, See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	1
Zoning	RS

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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