

\$600,000 - 8850 85a Avenue, Grande Prairie

MLS® #A2260851

\$600,000

6 Bedroom, 3.00 Bathroom, 1,354 sqft

Residential on 0.11 Acres

Riverstone., Grande Prairie, Alberta

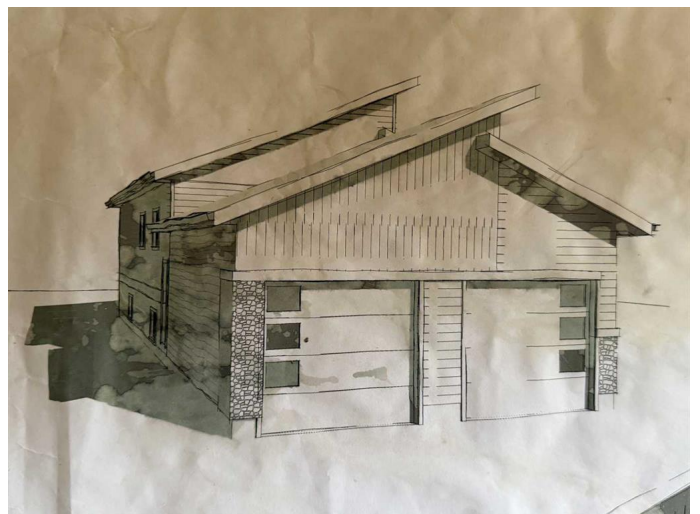
This modern, fully developed up/down full duplex is located in the family-friendly Riverstone subdivision, only steps away from the nearby park/playground and a short walk to the Riverstone public school. The beautifully designed main floor upper unit features a primary bedroom with walk-in closet and 3-pc ensuite, plus 2 additional bedrooms and a full 4-pc bathroom along with a spacious open-concept kitchen, dining and living area. Impressive kitchen features crisp white cabinetry with tiled backsplash, quartz countertops, pantry and large island with breakfast bar. Nearby dining area has access to a spacious 12x12.5 covered deck and A/C is provided to the upper unit for added comfort. The lower unit with a separate entrance offers a comfortable private space for tenants or extended family featuring 3 bedrooms, a full 4 pc bath, laundry, and open concept kitchen, living and dining space. Vinyl plank flooring from top to bottom, and each unit has its own single attached garage, hot water on demand, and separate furnaces for ease of management. Offering flexibility for homeowners or investors, this is the perfect setup for multi-family living or rental income. Call today to arrange your private viewing!

Built in 2025

Essential Information

MLS® #

A2260851



Price	\$600,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,354
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

Community Information

Address	8850 85a Avenue
Subdivision	Riverstone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0R5

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Multiple Driveways
# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks, Other
Heating	Forced Air, Natural Gas
Cooling	Central Air, Partial
Has Basement	Yes
Basement	Full, Exterior Entry

Exterior

Exterior Features	None
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation ICF Block, Poured Concrete

Additional Information

Date Listed September 30th, 2025
Days on Market 2
Zoning RS

Listing Details

Listing Office Grassroots Realty Group Ltd.

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