

**8074 91 Street
Grande Prairie, Alberta**
MLS # A2196294


\$730,000

Division:	Riverstone		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	2,800 sq.ft.	Age:	2019 (6 yrs old)
Beds:	6	Baths:	4 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: n/a

This spacious 2800 sqft full duplex is on one title, with 1460 sqft on one side and 1340 sqft on the other. It features a mudroom with access to the double-car garage. The main level is open and airy, with a large kitchen offering ample cabinet and counter space. The generous dining area flows into a large living room, ideal for entertaining. A convenient powder room is located on the main level for both you and your guests. Upstairs, you'll find two bedrooms—one with a walk-in closet—plus a full bathroom and laundry. The master suite boasts a beautiful ensuite and a walk-in closet. Enjoy a big fenced yard, A/C on one side, quartz countertops, and more.