

**8074 91 Street  
Grande Prairie, Alberta**

**MLS # A2196294**



# \$730,000

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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&mdash;one with a walk-in closet&mdash;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.