

# \$469,900 - 8873 85a Avenue, Grande Prairie

MLS® #A2202053

**\$469,900**

5 Bedroom, 2.00 Bathroom, 1,091 sqft  
Residential on 0.12 Acres

Riverstone., Grande Prairie, Alberta

Exceptional Investment Opportunity! This well-maintained up/down duplex in Riverstone is a fantastic income generating property, bringing in \$3850 per month with reliable long-term tenants already in place. The upper unit features 3 bedrooms, with the lower unit offering 2 large bedrooms, making it an attractive option for renters. Each unit has its own private entrance, single-car garage, furnace, and hot water tank. Additional highlights include a covered deck, upgraded stainless steel appliances, and a modern, neutral interior design. Located near a school and playground but set back from the main street, this home offers privacy and convenience. The landscaped and fenced backyard is perfect for families, children, or small pets. Don't miss out on this incredible opportunity!! Schedule a viewing today before it's gone!

Built in 2017

## Essential Information

MLS® #	A2202053
Price	\$469,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,091
Acres	0.12
Year Built	2017



Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

### **Community Information**

Address	8873 85a Avenue
Subdivision	Riverstone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0R5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	26
Zoning	RS

### **Listing Details**

Listing Office

Sutton Group Grande Prairie Professionals

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