

**8009 90C Street
Grande Prairie, Alberta**

MLS # A2243256



\$549,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,197 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shelving in Garage, 100 foot hose with auto coil (bolted into the wall), woodn bench under the deck in the shed, solar lights in backyard stair base and front porch, garage door openers. Suite: Fridge, Stove, Dishwasher, Washer, Dryer, Window coverings, all light fixtures.

Immaculate, custom-built legal up/down home in sought-after Riverstone South — backing onto a quiet park with no rear neighbours, and offering an exceptional opportunity for both homeownership and investment! This one-owner property was built in 2018 and shows pride of ownership throughout. Set in one of Grande Prairie's most family-friendly subdivisions, Riverstone South is a true joy to reside in — a peaceful, safe, and welcoming neighborhood that's perfect for families of all ages. Surrounded by nature and everyday conveniences, this location is within walking distance to a highly-rated elementary school, an extensive network of walking and biking trails, and just minutes from groceries, restaurants, and amenities — the perfect balance of lifestyle and location. The upper level is owner-occupied and offers 1,200 sq ft of thoughtfully designed living space, featuring 3 spacious bedrooms and 2 full bathrooms. Highlights include stone countertops, luxury vinyl plank flooring throughout, tiled entries, crown and Boston mouldings in common areas, and vaulted ceilings that add openness and light. The kitchen features custom-painted cabinets, a brand-new stove/oven, and direct access to the upper deck through a convenient screen door — perfect for enjoying a private outdoor dinner or peaceful morning coffee overlooking the quiet park behind. The double attached garage is heated and includes a cold-water tap — great for winter use or keeping vehicles and equipment clean year-round. The homeowners enjoy full use of the garage, manicured front and back yards, with gravel side yards for low-maintenance upkeep and an enclosed 10' x 13' under-deck storage space functioning as a handy shed. The lower legal suite has a private entrance on the south side of the home and is currently

tenant-occupied on a fixed lease at \$1,800/month (all-inclusive) until September 15th. The tenants are incredibly tidy, respectful, and would love the opportunity to stay. The suite includes 2 bedrooms, 1 full bath, a spacious living room, a dedicated dining area, a custom kitchen, plenty of storage, and bright above-grade windows throughout — offering a warm, comfortable feel. Both furnaces have been regularly maintained and are in excellent working condition, ensuring reliable comfort for both suites. The entire property has been meticulously cared for by the original owners, with recent lawn care professionally managed by Klon Lawn Service to keep the exterior in pristine shape. Whether you’re looking for an income-generating investment, multigenerational living, or a mortgage helper, this property offers unmatched flexibility and value. A rare offering in a vibrant, family-friendly community — with parks, trails, schools, and amenities right at your doorstep. This one is truly move-in ready and won’t last long!