

\$549,900 - 8009 90c Street, Grande Prairie

MLS® #A2243256

\$549,900

5 Bedroom, 3.00 Bathroom, 1,197 sqft

Residential on 0.11 Acres

Riverstone., Grande Prairie, Alberta

Immaculate, custom-built legal up/down home in sought-after Riverstone South â€” 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 Prairieâ€™s most family-friendly subdivisions, Riverstone South is a true joy to reside in â€” a peaceful, safe, and welcoming neighborhood thatâ€™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 â€” 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 â€” 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!

Built in 2018

Essential Information

MLS® #	A2243256
Price	\$549,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,197
Acres	0.11
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	8009 90c Street
Subdivision	Riverstone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0P2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle



Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2025
Days on Market	7
Zoning	RS

Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.