8866 85A Avenue
Grande Prairie, Alberta

MLS # A2358175



$639,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Attached-Up/Down, Modified Bi-Level		
Size:	1,527 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	5	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	Fiberglass	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Brand new modified bi-level with legal basement suite – Job 701, “The Kinley” by Unique Home Concepts, one of Grande Prairie’s premier builders and the proud builder of the 2021, 2023, 2024, 2025 & 2026 Dream Homes. This impressive property is larger than most in its class, with each unit featuring its own attached garage, private entrance, separate laundry, and independent heating. The upper unit offers an open-concept main level with a linear electric fireplace in the living room, plus a spacious kitchen with quartz counters and dining area with island. The main-floor master bedroom includes a walk-in closet and full ensuite. Upstairs, you’ll find two additional generously sized bedrooms and a full 4-piece bathroom. The lower unit boasts a bright, open floor plan with a well-appointed kitchen with quartz counters and dining area, living room with fireplace, two bedrooms, and a full 4-piece bathroom. Durable vinyl plank and tile flooring throughout the common areas provide a modern look and long-lasting performance ideal for tenants. The garage adds valuable storage and workspace—plus the convenience of no snow scraping in winter. An excellent revenue-generating opportunity: rent both units or live in one and have the other help pay the mortgage.

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