

9613 91 Street  
Grande Prairie, Alberta

MLS # A2212235



**\$239,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,112 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	\$ 80
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

For more information, please click Brochure button. Immediate possession available! A perfect opportunity for first-time buyers or investors looking to expand their rental portfolio. This charming 2-storey townhouse is tucked away on a quiet street in the sought-after Cobblestone subdivision—just steps from shopping, restaurants, coffee shops, parks, and more. This home offers a warm and inviting layout. New vinyl flooring on the main level and cozy carpeting upstairs create a comfortable atmosphere throughout. The bright and spacious main floor features a welcoming living room, a functional kitchen with maple cabinetry, a dining area with access to the backyard, and a convenient two-piece bathroom. Upstairs, you’ll find 3 generous bedrooms, a full 4-piece bathroom, and laundry located just outside the primary bedroom—ideal for busy mornings. The basement is undeveloped and ready for your personal touch, whether you envision a home gym, rec room, or extra storage. Step outside to a fully fenced backyard, perfect for pets or entertaining. There's a double parking pad with back-alley access and street parking in front for guests. A low \$80/month fee covers laneway snow removal, future asphalt replacement, and professional management. Don’t miss this move-in-ready gem in a fantastic location!