

**129, 9105 91 Street  
Grande Prairie, Alberta**

**MLS # A2273803**



**\$186,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,112 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Asphalt, Assigned, Stall		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 423
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Pantry		

**Inclusions:** NA

3 bed 1.5 bath townhome condo in Cobblestone Court! 2 storey with unfinished basement. Open kitchen dining area that is tiled throughout. Convenient half bath off kitchen. Large living room with access to back yard. 3 bedrooms upstairs with full bathroom, including the large primary bedroom with walk in closet. Unfinished basement with lots of room for storage. Lawn care/snow removal included in the \$422.52 condo fee. Unit is tenant occupied until August 31, 2026 at a rate of \$1850/mo, with the tenant paying gas and electricity. This could be a great addition to your rental portfolio.