

9613 91 Street
Grande Prairie, Alberta

MLS # A2212235



\$239,900

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|-------------|--|------------|-------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Shingle | Condo Fee: | \$ 80 |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | RC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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!