

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

MLS # A2255318



\$209,900

Division:	Cobblestone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,112 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Assigned, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 423
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	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.