

587-777-7276

yuri@grassrootsrealtygroup.ca

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

MLS # A2255318



\$199,900

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				

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 423
Basement:	Full	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.