



**105, 9105 91 Street
Grande Prairie, Alberta**

MLS # A2297579



\$209,900

Division:	Cobblestone		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	695 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Lawn		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 423
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: N/A

Bright and Open 3-Bedroom Condo in Cobblestone Court – Affordable City Living! Conveniently located close to Riverstone Public School, FreshCo, City Transit, and a variety of shopping amenities, this 3-bedroom, 1.5-bath townhome condo in Cobblestone Court offers a fully finished space, with 2 parking stalls, a deck, and front and rear entry. The main floor features a bright, open-concept layout with a functional U-shaped kitchen, dining area, a large living room, and a convenient half bath. The basement includes three bedrooms, a full bathroom, laundry and the layout keeps the bedrooms cool during hot summer days. Cobblestone Court is a well-managed community. Condo fees of \$422.52/month cover Common Area Maintenance, Sewer, Snow Removal, Trash, and Water, providing low-maintenance, worry-free living. This home is vacant and ready for quick possession, making it ideal for first-time buyers, downsizers, or anyone seeking convenient, move-in-ready city living!