



GRASSROOTS
REALTY GROUP

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9627 91 Street
Grande Prairie, Alberta

MLS # A2319595



\$230,000

Division:	Cobblestone		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	872 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 127

LLD: -

Zoning: RC

Utilities: -

Inclusions: N/A

Charming & Affordable Bi-Level Condo – Immediate Possession Available! Welcome home to this adorable and well-maintained 872 sq. ft. bi-level condo, offering the perfect blend of comfort, convenience, and value. The bright, open-concept main floor features a functional layout with a spacious living area, dining space, and kitchen that flow seamlessly together—ideal for both everyday living and entertaining. Upstairs, you'll find 2 comfortable bedrooms and a full 4-piece bathroom, while the partially developed basement includes an additional bedroom, providing extra space for guests, a home office, or a growing family. Step outside and enjoy your own private, fully fenced and landscaped yard—a rare feature for condo living and perfect for relaxing, gardening, or letting pets play safely. Located within walking distance to a shopping plaza with a grocery store and other amenities, this home offers unbeatable convenience for first-time buyers, downsizers, or investors alike. With immediate possession available, you can move in and start enjoying your new home right away! Don't miss this fantastic opportunity to own an affordable, move-in-ready property in a great location.