



GRASSROOTS
REALTY GROUP

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125, 9105 91 Street
Grande Prairie, Alberta

MLS # A2328523



\$229,500

Division:	Cobblestone		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,114 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 423
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Island, construction materials in the basement

Whether you're searching for your first home or a smart investment property, this well-maintained townhouse offers exceptional value in the desirable Cobblestone neighbourhood. Conveniently located close to schools, parks, playgrounds, walking trails, shopping, restaurants, and other amenities, this home combines affordability with an excellent location. The bright, open concept main floor features a functional kitchen complete with an island offering additional storage and seating, a convenient half bathroom, and a spacious living room filled with natural light. To help make the space your own, the seller is offering a \$1,000 flooring credit for the living room carpet. Upstairs you'll find three comfortable bedrooms, a full bathroom, and a versatile nook that's perfect for a home office, study area, or reading space. The full basement offers outstanding potential, with development already in the early stages. Framing has been started, and plumbing has been roughed in for a future bathroom, giving the next owner a head start on creating additional living space while building equity. Laundry is conveniently located in the basement. Outside, you'll appreciate the convenience of two powered parking stalls located directly outside the unit. Condo fees include water, garbage collection, snow removal, and yard maintenance, making for easy, low-maintenance living. Affordable, move-in ready, and offering room to grow, this home is an excellent opportunity for first-time buyers, investors, or anyone looking for a property with future potential.