



GRASSROOTS
REALTY GROUP

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9624 90A Street
Grande Prairie, Alberta

MLS # A2202106



\$240,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Cobblestone | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 1,026 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Alley Access, Outside, Parking Pad, Paved, See Remarks | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Few Trees, Landscaped, Lawn, Rectangular Lot | | |

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|--------------------|--------------------------|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Linoleum | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 83 |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | RC |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected, Sewer |
| Features: | See Remarks | | |

Inclusions: refrigerator, stove, dishwasher, washer, dryer

IMMEDIATE POSSESSION POSSIBLE! Great property for those wanting to get out of renting or for those who want to add to their rental portfolio! This 2 storey townhouse is located on a low traffic street in the 'Cobblestone' subdivision, close to shopping, banking, drug store, gym, restaurants, coffee shops and playgrounds. Interior was just freshly painted, and there is also newer vinyl plank flooring throughout & newer shingles. Only carpet is on the stairs going to upper level. Main level has bright living room, kitchen with light maple cabinets, dining area with access to backyard, and handy 2 piece bathroom. Upstairs, there are 3 bedrooms with the laundry right outside the primary as well as the main bathroom. Undeveloped basement is waiting for your inspired ideas for finishing. Backyard is a very good size, fully-fenced with a raised wood patio area and concrete block patio. Summer fun awaits! Double parking pad in rear of property with back alley access as well as street parking in front. \$83 monthly HOA fee includes snow removal of laneway and reserve fund for replacement of asphalt for laneway, as well as professional management. Contact a REALTOR® today for more info or to view!