9613 91 Street
Grande Prairie, Alberta

MLS # A2212235

$239,900

Division:	Cobblestone		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,094 sq.ft.	**Age:**	2005 (20 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	Shingle	**Condo Fee:**	$ 80
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	RC
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters, No Smoking Home, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions:	n/a

For more information, please click Brochure button. Immediate possession available! A perfect opportunity for first-time buyers or investors looking to expand their rental portfolio. This charming 2-storey townhouse is tucked away on a quiet street in the sought-after Cobblestone subdivision—just steps from shopping, restaurants, coffee shops, parks, and more. This home offers a warm and inviting layout. New vinyl flooring on the main level and cozy carpeting upstairs create a comfortable atmosphere throughout. The bright and spacious main floor features a welcoming living room, a functional kitchen with maple cabinetry, a dining area with access to the backyard, and a convenient two-piece bathroom. Upstairs, you’ll find 3 generous bedrooms, a full 4-piece bathroom, and laundry located just outside the primary bedroom—ideal for busy mornings. The basement is undeveloped and ready for your personal touch, whether you envision a home gym, rec room, or extra storage. Step outside to a fully fenced backyard, perfect for pets or entertaining. There's a double parking pad with back-alley access and street parking in front for guests. A low $80/month fee covers laneway snow removal, future asphalt replacement, and professional management. Don’t miss this move-in-ready gem in a fantastic location!