

#114, 9105 91 Street  
Grande Prairie, Alberta

MLS # A2318228



## \$232,900

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,014 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, On Street, Parking Lot, Parking Pad, Paved, Plug-In		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 423
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage		

**Inclusions:** N/A

Welcome to this charming 2-storey townhome, offering the perfect opportunity for first-time home buyers, downsizers, or investors looking to add to their portfolio. Freshly painted throughout, this home is move-in ready and filled with potential. The cozy and functional main floor features a spacious living room, a bright kitchen with plenty of room for dining, and a convenient 2-piece bathroom. Upstairs, you'll find three comfortable bedrooms and a full 4-piece bathroom, providing plenty of space for living. The unfinished basement offers endless possibilities for future development, additional storage, or a customized space to suit your needs. Affordable, well-maintained, and conveniently laid out, this property is an excellent starter home or investment opportunity. Don't miss your chance to make it yours!