

**9613 91 Street**  
**Grande Prairie, Alberta**

**MLS # A2212235**



**\$239,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Cobblestone   |               |                   |
| <b>Type:</b>     | Residential/Five Plus   |               |                   |
| <b>Style:</b>    | Townhouse   |               |                   |
| <b>Size:</b>     | 1,112 sq.ft.  | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Parking Pad   |               |                   |
| <b>Lot Size:</b> | 0.05 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular |               |                   |

|                    |  |                   |       |
|--------------------|--|-------------------|-------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Carpet, Vinyl  | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Shingle  | <b>Condo Fee:</b> | \$ 80 |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | RC    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -     |
| <b>Features:</b>   | 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!