# \$239,900 - 9613 91 Street, Grande Prairie

MLS® #A2212235

## \$239,900

3 Bedroom, 2.00 Bathroom, 1,112 sqft Residential on 0.05 Acres

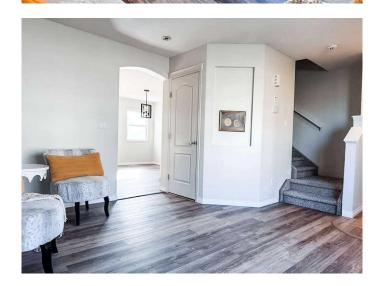
Cobblestone., Grande Prairie, Alberta

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 subdivisionâ€"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'II find 3 generous bedrooms, a full 4-piece bathroom, and laundry located just outside the primary bedroomâ€"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!







## **Essential Information**

MLS® # A2212235 Price \$239,900

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,112
Acres 0.05
Year Built 2005

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

# **Community Information**

Address 9613 91 Street
Subdivision Cobblestone.
City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8X 1V2

#### **Amenities**

Amenities None Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features Laminate Counters, No Smoking Home, Sump Pump(s), Vinyl Windows,

Walk-In Closet(s)

Appliances Oven, Range Hood, Refrigerator, Window Coverings, ENERGY STAR

Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR

Qualified Refrigerator, ENERGY STAR Qualified Washer

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features Private Yard, Rain Gutters

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn,

Rectangular Lot

Roof Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 15th, 2025

Days on Market 18

Zoning RC

# **Listing Details**

Listing Office Easy List Realty

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