

\$230,000 - 9605 91 Street, Grande Prairie

MLS® #A2252760

\$230,000

3 Bedroom, 2.00 Bathroom, 1,012 sqft
Residential on 0.09 Acres

Cobblestone., Grande Prairie, Alberta

Get the most out of your budget with this spacious 3 bedroom, 1.5 bathroom, two-storey townhouse. Perfectly positioned, you'll be steps away from grocery shopping, restaurants, coffee shops, banking, and all the conveniences you need.

Inside, large windows flood the home with natural light, creating a bright and welcoming atmosphere for you and your houseplants. The main floor features a comfortable living room and a combined kitchen and dining area—ideal for everyday life and entertaining—plus a convenient half bathroom.

Upstairs, you'll find all three bedrooms, the main full bathroom, and the highly sought-after upper-floor laundry! No more hauling baskets up and down stairs.

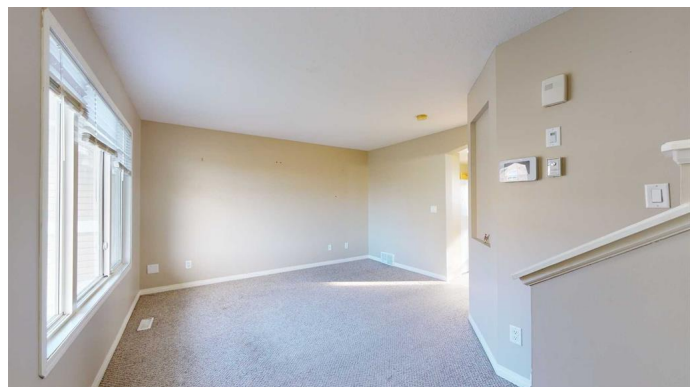
The unfinished basement offers incredible potential! With the furnace and hot water tank tucked away, you have a blank slate to customize. Envision and finish a family room, an extra bedroom, a home gym, or simply keep it as tremendous storage space.

Enjoy your privacy and the outdoors on the east-facing back patio/deck- the perfect spot for a BBQ, morning coffee, or relaxing with a good book.

This is a bareland condominium with incredibly low condo fees of less than \$79/month.

Investor Alert: The property would make a fantastic, turn-key addition to your investment portfolio. Quick possession possible!

Don't miss out on this excellent value! Contact



your REALTOR® today for more information
or to schedule a viewing.

Built in 2005

Essential Information

MLS® #	A2252760
Price	\$230,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,012
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	9605 91 Street
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1V2

Amenities

Amenities	Other
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Landscaped, Lawn, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Zoning	RC
HOA Fees	79
HOA Fees Freq.	MON

Listing Details

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.