



118, 9105 91 Street
Grande Prairie, Alberta

MLS # A2187113



\$214,900

Division:	Cobblestone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,015 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 425
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: blinds

Discover low-maintenance living at its best in this spacious 4-bedroom, 1.5-bathroom townhouse located in Cobblestone Court. Perfectly positioned for convenience, this home is steps away from a coffee shop, convenience store, liquor store, and a K-8 school. Just a few blocks further, you'll find a grocery store, pharmacy, dentist, optometrist, dining options, salon, pet store and more!! This property is an ideal location for any lifestyle whether you're a first time home buyer, downsizing or adding to your investment portfolio. Inside, the recently painted main floor offers a bright and inviting living room that flows seamlessly into the practical U-shaped kitchen, complete with tons of warm pecan cabinets. The dining area is spacious enough for entertaining, and the convenience of a two-piece powder room on this level adds to the functionality of the space. Upstairs you'll find a large west-facing primary bedroom with a large deep double closet. Two additional spare bedrooms provide ample space for family or guests, while the functional four-piece bathroom and large linen closet offer practical storage solutions. The second-floor laundry facilities mean you'll never have to carry clothes up and down stairs again. The basement is a standout feature of this home, with 90% of the work already completed. Drywall, ceilings, paint and electrical are finished, leaving only flooring and trim to create an additional 470 square feet of versatile living space. The fourth bedroom and large rec room are located on this floor - the owner designed this space with tons of electrical plug ins, additional lighting and wiring for a tv and surround speakers as well as a desk or cabinets along the staircase wall. This property offers the peace of mind of a recently replaced hot water tank and includes snow removal, lawn care, exterior maintenance, and building insurance all

included in the condo fees. Located in a vibrant neighborhood close to schools, amenities, and dining, this townhouse provides the perfect blend of comfort and convenience. Schedule your showing today to experience everything this fantastic home has to offer!