

**106, 9105 91 Street  
Grande Prairie, Alberta**

**MLS # A2157609**



## \$214,900

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,014 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Perimeter Wall, Poured Concrete

**Features:** Quartz Counters, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 422

**LLD:** -

**Zoning:** RM

**Utilities:** -

**Inclusions:** n/a

Show home quality, completely renovated, fully developed townhouse. The main floor offers a living room, dining area, half bath and kitchen with lots of natural light. It also has new vinyl plank flooring. Upstairs has a sizable primary bedroom with a large walk-in closet, along with two additional rooms, a full bathroom and new carpet. This floor plan also features the convenience of upper floor laundry. Basement is newly finished with paint and carpet. This townhouse offers two parking stalls just outside the back door, and is in close proximity to a school, shopping, restaurants and Tim Hortons. The monthly condo fee of \$402.02 includes water, sewer, and common area ground maintenance. Home comes with new custom blinds and all new appliances