

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

MLS # A2157609



\$214,900

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