

134, 9105 91 Street  
Grande Prairie, Alberta

MLS # A2182585



**\$184,900**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Cobblestone           |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | Bi-Level              |               |                   |
| <b>Size:</b>     | 668 sq.ft.            | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 3                     | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Assigned, Stall       |               |                   |
| <b>Lot Size:</b> | -                     |               |                   |
| <b>Lot Feat:</b> | See Remarks           |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** High Ceilings, Open Floorplan, Primary Downstairs

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 422

**LLD:** -

**Zoning:** RM

**Utilities:** -

**Inclusions:** Blinds, White cabinet in master bedroom, Espresso cabinet in entry

Spacious open concept 3 bedroom condo in Cobblestone Court conveniently located close to Riverstone Public School, Freshco, City Transit stop and many other shopping amenities. Bilevel style unit offers approximately 1200 sqft of developed living space, 2 parking stalls, deck, front and rear entry. The main floor includes vinyl plank flooring, updated lighting, functional kitchen with maple cabinets and tile backsplash, bath and large living room and dining area. Basement includes 3 bedrooms with high ceilings and large windows, full bathroom and laundry. Cobblestone Court features perimeter fencing and condo fees include: common area maintenance of parking lot and grassed areas, professional management, water & sewer.