



## 780-978-5674

joshuaboyne@hotmail.com

## 129, 9105 91 Street Grande Prairie, Alberta

MLS # A2273803



\$199,900

Division:	Cobblestone					
Type:	Residential/Five Plus					
Style:	2 Storey			_		
Size:	1,112 sq.ft.	Age:	2013 (12 yrs old)			
Beds:	3	Baths:	1 full / 1 half			
Garage:	Asphalt, Assigned, Stall					
Lot Size:	0.05 Acre					
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangula					

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 423
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
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Features: Laminate Counters, No Smoking Home, Pantry

Inclusions: NA

3 bed 1.5 bath townhome condo in Cobblestone Court! 2 storey with unfinished basement. Open kitchen dining area that is tiled throughout. Convenient half bath off kitchen. Large living room with access to back yard. 3 bedrooms upstairs with full bathroom,

including the large primary bedroom with walk in closet. Unfinished basement with lots of room for storage. Lawn care/snow removal included in the \$422.52 condo fee. Unit is tenant occupied until August 31, 2026 at a rate of \$1850/mo, with the tenant paying gas and electricity. This could be a great addition to your rental portfolio.