

**125, 9105 91 Street**  
**Grande Prairie, Alberta**

**MLS # A2187217**



**\$199,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,014 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Lot, Parking Pad, Paved, Plug-In		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** \$ 422

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Concrete, Vinyl Siding

**Zoning:** RES

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer

Amazing opportunity for first time home buyers or investors with this low maintenance property! This extremely well taken care of home shows amazing & is in a price range that won't last long! Located close to all amenities including schools, parks, playgrounds, gas station, walking trails & stores. Featuring 3 bedrooms, 1.5 bathrooms and plenty of additional space in the undeveloped basement for storage or extra living space this low maintenance living is very affordable. The main floor offers a spacious open concept living area with a custom butcher block island that provides extra storage, space for a kitchen table, half bath & a nice size living room with large windows for lots of natural light. Upstairs offers a master bedroom, 2 spare bedrooms, full bathroom & a space for a little desk. Laundry is located in the undeveloped basement which could be used for storage or more living space! Outside there are two parking stalls with power right at them & low maintenance yards! The condo fees cover yard maintenance, garbage, snow removal & water. These units are extremely private with fencing all the way around limiting any traffic!