

**133, 9105 91 Street  
Grande Prairie, Alberta**

**MLS # A2159975**



**\$224,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	999 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot, Corner Lot, Front Yard, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 402
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** Window Coverings

This stunning end-unit condominium townhouse offers the perfect blend of comfort and luxury. The main floor boasts a spacious primary bedroom with serene views of a green space, a full bathroom, a secondary bedroom, & extremely well-kept hardwood floors throughout. The open kitchen and living room provide ample space for relaxation and entertainment. Downstairs, the beautifully finished basement by Excalibur Homes - at a cost of nearly \$30,000 - features a large bedroom, a full bathroom with a gorgeous, tiled shower, and a large versatile flex area perfect for entertaining or hobbies. Enjoy hassle-free living with lawn care and snow removal taken care of by the condominium. This is the home you've been waiting for!