

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

MLS # A2187217



\$199,900

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