

# \$239,900 - 9613 91 Street, Grande Prairie

MLS® #A2212235

**\$239,900**

3 Bedroom, 2.00 Bathroom, 1,112 sqft

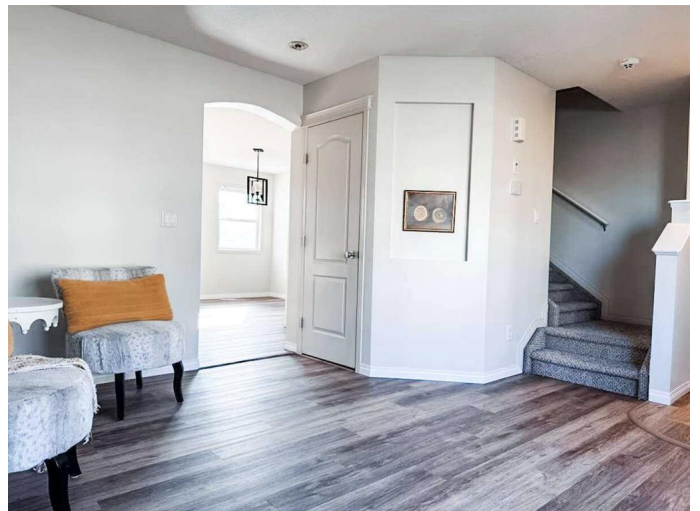
Residential on 0.05 Acres

Cobblestone., Grande Prairie, Alberta

For more information, please click [Brochure button](#).

Immediate possession available! A perfect opportunity for first-time buyers or investors looking to expand their rental portfolio. This charming 2-storey townhouse is tucked away on a quiet street in the sought-after Cobblestone subdivision—just steps from shopping, restaurants, coffee shops, parks, and more. This home offers a warm and inviting layout. New vinyl flooring on the main level and cozy carpeting upstairs create a comfortable atmosphere throughout. The bright and spacious main floor features a welcoming living room, a functional kitchen with maple cabinetry, a dining area with access to the backyard, and a convenient two-piece bathroom. Upstairs, you'll find 3 generous bedrooms, a full 4-piece bathroom, and laundry located just outside the primary bedroom—ideal for busy mornings. The basement is undeveloped and ready for your personal touch, whether you envision a home gym, rec room, or extra storage. Step outside to a fully fenced backyard, perfect for pets or entertaining. There's a double parking pad with back-alley access and street parking in front for guests. A low \$80/month fee covers laneway snow removal, future asphalt replacement, and professional management. Don't miss this move-in-ready gem in a fantastic location!

Built in 2005



## Essential Information

MLS® #	A2212235
Price	\$239,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,112
Acres	0.05
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

## Community Information

Address	9613 91 Street
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1V2

## Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Laminate Counters, No Smoking Home, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Oven, Range Hood, Refrigerator, Window Coverings, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	15
Zoning	RC

### **Listing Details**

Listing Office	Easy List Realty
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