ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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109, 9105 91 Street
Grande Prairie, Alberta

MLS # A2350302

$204,900

Division:	Cobblestone		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	669 sq.ft.	**Age:**	2007 (19 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Stall		
Lot Size:	0.01 Acre		
Lot Feat:	Other, Paved		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 423
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RM
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

THREE BEDROOMS, TWO ASSIGNED PARKING STALLS AND APPROXIMATELY 1,300 SQ. FT. OF TOTAL LIVING SPACE! This bright and spacious townhouse offers room to spread out, private front and rear entrances, and a rear deck, an appealing option for buyers seeking more space than a typical apartment-style condominium. RECENT UPDATES INCLUDE APPROXIMATELY $14,000 IN PROFESSIONALLY INSTALLED, HIGH-QUALITY LUXURY VINYL PLANK FLOORING THROUGHOUT (2022), A HOT WATER TANK REPLACED (2022) AND INSPECTED (2026), A LENNOX FURNACE TUNE-UP (2026), AND CLEANING OF ALL DUCTS AND VENTS, INCLUDING THE DRYER VENT (2026). INVOICES AVAILABLE. The open-concept main floor features a functional U-shaped kitchen, spacious dining area, comfortable living room and convenient half bathroom. The lower level includes THREE GENEROUSLY SIZED BEDROOMS, a full bathroom, laundry and additional storage. The lower-level bedrooms tend to stay naturally cooler during the summer months. MONTHLY CONDOMINIUM FEES OF $422.52 cover common-area maintenance, snow removal, garbage collection, water and sewer. A pet-friendly policy adds to the appeal. INVESTOR POTENTIAL: The current property manager estimates rental income of approximately $1,800–$1,900 per month. Buyers to verify rental estimates. Conveniently located near Riverstone Public School, Shoppers Drug Mart, FreshCo, Tim Hortons, public transit and everyday amenities, this Grande Prairie townhouse offers a practical layout, recent updates and an opportunity to add your own finishing touches.

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