



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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129, 9105 91 Street  
Grande Prairie, Alberta

MLS # A2273803



**\$199,900**

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Cobblestone  |        |                   |
| Type:     | Residential/Five Plus  |        |                   |
| Style:    | 2 Storey   |        |                   |
| Size:     | 1,112 sq.ft.   | Age:   | 2013 (13 yrs old) |
| Beds:     | 3  | Baths: | 1 full / 1 half   |
| Garage:   | Asphalt, Assigned, Stall   |        |                   |
| Lot Size: | 0.05 Acre  |        |                   |
| Lot Feat: | Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot |        |                   |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Forced Air                                 | Water:     | -      |
| Floors:     | Carpet, Tile                               | Sewer:     | -      |
| Roof:       | Asphalt Shingle                            | Condo Fee: | \$ 423 |
| Basement:   | Full                                       | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame                   | Zoning:    | RM     |
| Foundation: | Poured Concrete                            | Utilities: | -      |
| Features:   | Laminate Counters, No Smoking Home, Pantry |            |        |
| Inclusions: | NA   |            |        |

3 bed 1.5 bath townhome condo in Cobblestone Court! 2 storey with unfinished basement. Open kitchen dining area that is tiled throughout. Convenient half bath off kitchen. Large living room with access to back yard. 3 bedrooms upstairs with full bathroom, including the large primary bedroom with walk in closet. Unfinished basement with lots of room for storage. Lawn care/snow removal included in the \$422.52 condo fee. Unit is tenant occupied until August 31, 2026 at a rate of \$1850/mo, with the tenant paying gas and electricity. This could be a great addition to your rental portfolio.