

# \$240,000 - 9624 90a Street, Grande Prairie

MLS® #A2202106

**\$240,000**

3 Bedroom, 2.00 Bathroom, 1,026 sqft  
Residential on 0.09 Acres

Cobblestone., Grande Prairie, Alberta

## IMMEDIATE POSSESSION POSSIBLE!

Great property for those wanting to get out of renting or for those who want to add to their rental portfolio! This 2 storey townhouse is located on a low traffic street in the 'Cobblestone' subdivision, close to shopping, banking, drug store, gym, restaurants, coffee shops and playgrounds. Interior was just freshly painted, and there is also newer vinyl plank flooring throughout & newer shingles. Only carpet is on the stairs going to upper level. Main level has bright living room, kitchen with light maple cabinets, dining area with access to backyard, and handy 2 piece bathroom. Upstairs, there are 3 bedrooms with the laundry right outside the primary as well as the main bathroom. Undeveloped basement is waiting for your inspired ideas for finishing. Backyard is a very good size, fully-fenced with a raised wood patio area and concrete block patio. Summer fun awaits! Double parking pad in rear of property with back alley access as well as street parking in front. \$83 monthly HOA fee includes snow removal of laneway and reserve fund for replacement of asphalt for laneway, as well as professional management. Contact a REALTOR® today for more info or to view!

Built in 2005

## Essential Information

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Price	\$240,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,026
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	9624 90a Street
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1T2

### Amenities

Amenities	None
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Alley Access, Outside, Parking Pad, Paved, See Remarks

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Few Trees, Landscaped, Lawn, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete



**Additional Information**

Date Listed	April 1st, 2025
Days on Market	38
Zoning	RC
HOA Fees	83
HOA Fees Freq.	MON

**Listing Details**

Listing Office	Royal LePage - The Realty Group
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