

\$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

MLS® # A2202106



| | |
|----------------|---------------|
| 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, Parking Pad, See Remarks, Outside, Paved |

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 | 32 |
| Zoning | RC |
| HOA Fees | 83 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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