

111, 9120 96 Avenue  
Grande Prairie, Alberta

MLS # A2165620



## \$204,900

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	953 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 558
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

VACANT AND IMMEDIATE POSSESSION!!!! VERY WELL-KEPT 2 BEDROOM AND 2 BATHROOM CONDO IN AURORA ESTATES!! This condo is at ground level with a patio door and has south exposure sunlight. The unit is open concept kitchen, dining, and living room. The kitchen has warm wood tone cabinets, and black appliances. The bedrooms are on opposite sides of the condo for privacy and the primary suite has a full ensuite. Bedroom 2 is located next to the main bathroom. There is a laundry and storage room. 1 assigned underground parking stall. Fitness center in the building. Great low maintenance living. Book your showing today!!