



304, 9120 96 Avenue  
Grande Prairie, Alberta

MLS # A2171586

# \$154,900



<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	702 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	113.67 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 428
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

1 bedroom 1 bath unit in Aurora Estates. Unit faces inward so you aren't staring at traffic all day. Walking distance to school, park, shopping, restaurants & more this location gives you easy access to whatever you need. Kitchen comes complete with all black appliances - fridge, stove, dishwasher & microwave range. Living room has access to balcony and offers plenty of natural light. Carpets are still in good shape. Condo fee includes heat, water, 1 underground parking stall, access to fitness center, trash collection, snow removal, common area maintenance & reserve fund contribution.