



413, 9124 96 Avenue  
Grande Prairie, Alberta

MLS # A2213182



# \$209,900

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	951 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	148.26 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 558
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** na

Top-floor living at its finest in Aurora Estates! This bright and spacious 2 bedroom, 2 bathroom condo features an open-concept layout, black appliances, and plenty of natural light. Enjoy quiet, elevated views with no upstairs neighbors, plus the convenience of in-suite laundry and a great layout for roommates or guests. Located in a well-maintained building close to amenities, this is a perfect opportunity for first-time buyers, downsizers, or investors!