

117, 9120 96 Avenue  
Grande Prairie, Alberta

MLS # A2285993



**\$199,800**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cobblestone                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 964 sq.ft.                         | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Guest, Underground       |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | Other                              |               |                   |

**Heating:** Baseboard, Boiler

**Floors:** Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Stucco

**Foundation:** -

**Features:** Open Floorplan, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 594

**LLD:** -

**Zoning:** RM

**Utilities:** -

**Inclusions:** N/A

2 bedroom, 2 bathroom condo in Aurora Estates. Ground level corner unit, one of the bigger units in the building. Open floor plan offers kitchen ample cupboard space & all appliances. Master bedroom is large and includes walk through closet to full ensuite bathroom. Second bedroom is also a good size and unit has 3 piece bathroom. Laundry in suite for convenience. Walking distance to restaurants, grocery & more. Condo fees include 1 underground parking stall, access to gym, water/sewer, heat, snow removal, trash collection & more.