



117, 9120 96 Avenue  
Grande Prairie, Alberta

MLS # A2285993



## \$199,800

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

Heating:	Baseboard, Boiler	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 594
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Walk-In Closet(s)		
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.