

304, 9120 96 Avenue
Grande Prairie, Alberta

MLS # A2171586



\$154,900

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

Heating: Baseboard, Hot Water

Floors: Carpet, Linoleum

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 428

LLD: -

Zoning: RM

Utilities: -

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.