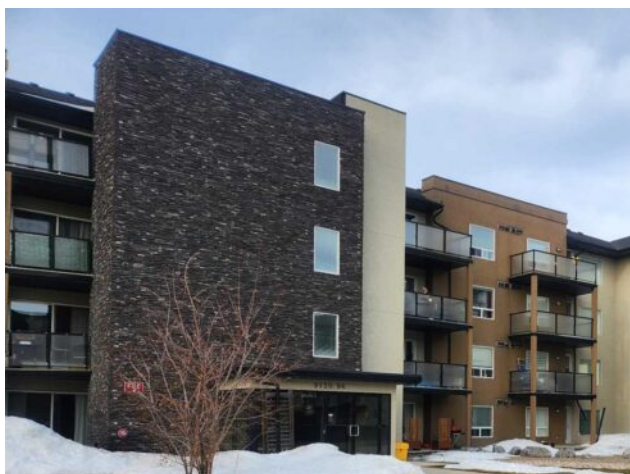


117, 9120 96 Avenue  
Grande Prairie, Alberta

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.