



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

307, 9124 96 Avenue  
Grande Prairie, Alberta

MLS # A2225409



**\$209,900**

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	846 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water
Floors:	Carpet, Linoleum
Roof:	-
Basement:	-
Exterior:	Other
Foundation:	-
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 575
LLD:	-
Zoning:	RM
Utilities:	-

**Inclusions:** all light fixtures

This 2-bedroom, 2-bathroom condo is located in a great spot just minutes from shopping and the downtown core. Whether you're looking for an investment property or a place to call home, this unit offers a flexible opportunity. It's currently tenant-occupied, making it ideal for investors, or you can move in and enjoy easy, stress-free living yourself. The kitchen features dark tones and overlooks the living room, giving the space a warm, connected feel. The dining area is perfect for everyday meals or hosting friends. The primary bedroom is impressively large with plenty of room to add your creative touch, and it includes a private ensuite. Enjoy the added bonuses of in-suite laundry, a private balcony for fresh air and relaxation, and secure underground parking. The building is quiet and well-maintained, with a great property manager. Come take a look at this Condo today!