



**GRASSROOTS**  
REALTY GROUP

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415, 9120 96 Avenue  
Grande Prairie, Alberta

MLS # A2238694



**\$224,900**

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	947 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 575
Basement:	-	LLD:	-
Exterior:	See Remarks	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	See Remarks		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER

**TOP FLOOR** This well-maintained 2-bedroom, 2-bathroom WITH A WEST VIEW has no neighbors above and is within walking distance to schools, parks, shopping, restaurants, and more, offering easy access to everyday needs. The kitchen is equipped with four appliances, while the spacious living room is filled with natural light and opens to a good-sized balcony. The layout provides added privacy with a large primary bedroom featuring a full ensuite on one side of the unit and a second generously sized bedroom across from a 3-piece bathroom with a large shower on the other. Condo fees include heat, water, one underground parking stall, access to the fitness center, trash collection, snow removal, common area maintenance, and reserve fund contributions. The unit is currently tenant-occupied with a lease in place until end of August (The unit will be vacant afterwards).