



**GRASSROOTS**  
REALTY GROUP

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**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		

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