



421, 9124 96 Avenue  
Grande Prairie, Alberta

MLS # A2296720



**\$239,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	889 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 575
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** NA

Well kept 2 bedroom, 2 bathroom condo located on the 4th floor in Aurora Estates. Kitchen, living and dining area are all open and bright. Large sliding doors off the living room for extra natural light leading on to a large north facing deck with natural gas BBQ hook ups. The primary bedroom features walk through dual closets with a full 4 piece en-suite. This unit has private in-suite laundry. RARE 2 underground heated parking stalls - 1 closest to the elevator! Condo fee includes heat and water. Convenient garbage chute on each floor, on site mail, gym and elevator! Currently tenant occupied until Sept 30.