



GRASSROOTS

REALTY GROUP

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222, 9124 96 Avenue
Grande Prairie, Alberta

MLS # A1002381



\$191,900

Division:	Cobblestone.		
Type:	Residential/Low Rise (2-4 stories)		
Style:	-		
Size:	980 sq.ft.	Age:	2008 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 625
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: -

BEAUTIFUL AND RARE 2 BED, 2 BATH CORNER UNIT WITH ONE OF THE NICEST BALCONIES IN THE BUILDING. You will fall in love this courtyard facing unit, which shows great with exceptional natural light. The functional floor plan offers 2 spacious bedrooms, 2 bathrooms, laundry room, nice living room, dining area and kitchen with tile flooring and eating bar. Flooring has been updated from original which wets it apart! This is the perfect set up for 2 roommates, a young professional couple, retirees or college students! Aurora Estates has heated underground parking, above ground parking and a gym for residents. Condo Fees include heat, water, garbage, maintenance & natural gas to BBQ. This property is vacant, available for immediate possession and is located close to several great shopping amenities, Starbucks, including the Cobblestone Shopping Centre. Live the low maintenance lifestyle and spend more time doing the things that you love!