



**GRASSROOTS**  
REALTY GROUP

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420, 9120 96 Avenue  
Grande Prairie, Alberta

MLS # A2148070



**\$185,000**

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	954 sq.ft.	Age:	2008 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 642
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, Open Floorplan		

**Inclusions:** Fridge, stove, dishwasher, washer/dryer combo, OTR Microwave

Beautiful 4th level condo ready for your busy lifestyle! This condo is extremely quaint with 1 bedroom and den, with one full bathroom. The den is currently being used as a master bedroom that fits a king bed and it has a walk in closet! Kitchen complete with eating bar and all appliances, including new OTR microwave and stove. This unit has smart home switches and front door lock. Southern exposed balcony with natural gas BBQ hook ups. Underground heated parking stall for your convenience. Fitness facility for occupants to utilize. Condo fee INCLUDES WATER, HEAT, building insurance, maintenance, snow removal, garbage, management + sewer.