

**404, 9120 96 Avenue  
Grande Prairie, Alberta**

**MLS # A2165611**



**\$144,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	720 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 558
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

**VACANT AND IMMEDIATE POSSESSION!!!!** This 1 bedroom unit is perfect for an investment property or as a first-time home buyer. This unit is open and entertaining with 1 large primary bedroom and a full bathroom. There is laundry and storage in this unit. The kitchen is a good size with lots of cabinets and an eat-up bar countertop. Underground assigned parking. There is also a fitness center in the building. Great low maintenance and affordable living. Book your showing today!!