

**104, 9120 96 Avenue
Grande Prairie, Alberta**

MLS # A2166156



\$159,900

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	629 sq.ft.	Age:	2008 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	111.20 Acres		
Lot Feat:	-		

Heating: Baseboard, Hot Water

Floors: Carpet, Linoleum

Roof: Asphalt

Basement: -

Exterior: Concrete

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 500

LLD: -

Zoning: RM

Utilities: -

Inclusions: N/A

1 bedroom 1 bath ground floor unit in Aurora Estates. Unit faces inward so you aren't staring at traffic all day. Walking distance to school, park, shopping, restaurants & more this location gives you easy access to whatever you need. Kitchen comes complete with fridge, stove, dishwasher & microwave range. Living room has access to balcony and offers plenty of natural light. Flooring is original and worn. Condo fee includes heat, water, 1 underground parking stall, access to fitness center, trash collection, snow removal, common area maintenance & reserve fund contribution.