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308, 9120 96 Avenue  
Grande Prairie, Alberta

MLS # A2221090

**\$202,900**



<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	938 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parking Lot, Underground		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Landscaped, Treed		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	\$ 575
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

This well kept condo is located on the 3rd floor with 2 oversized bedrooms and 2 full bathrooms in the central and desirable Aurora Estates. This Spacious west facing suite offers large windows, and a semi private patio overlooking courtyard. Open Concept design, functional kitchen features black appliances, center island with sink and eating bar leading to dining nook. Master suite with large closet and full ensuite bathroom. Suite offers washer/ dryer and storage space off entry. Suite comes with an underground parking stall. Condo fees include Heat and Water!!