



312, 9124 96 Avenue
Grande Prairie, Alberta

MLS # A1025937

\$154,900



Division:	Cobblestone.		
Type:	Residential/Low Rise (2-4 stories)		
Style:	-		
Size:	1,086 sq.ft.	Age:	2008 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 676
Basement:	None	LLD:	-
Exterior:	Stone, Stucco	Zoning:	RM
Foundation:	Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Fridge, Stove, Dishwasher, Microwave Range, Washer, Dryer, All Blinds & Window Coverings

Immediate possession available on this 1086 sq ft condo in Aurora Estates. Unit has been painted and has some newer flooring. Open floor plan features kitchen with eating bar, large living room and good sized dining area. Massive den can easily be used as an office, guest room, second living room or anything else you want. Bedroom is a good size with large closet. In-suite laundry room with stacking washer/dryer has plenty of space for storage. Balcony overlooking the courtyard has natural gas line for your BBQ. Underground parking stall is perfect for the winter. Condo fees include heat, water, natural gas and access to the gym in building A. Great location close to schools, parks, shopping & restaurants.