



312, 9124 96 Avenue  
Grande Prairie, Alberta

MLS # A1055893

**\$154,900**



<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,086 sq.ft.	<b>Age:</b>	2008 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Assigned, Heated Garage, Underground		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 676
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** -

Purchase now and get the first 6 months of condo fees paid for! 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.