

**104, 9120 96 Avenue
Grande Prairie, Alberta**
MLS # A2166156


\$159,900

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	702 sq.ft.	Age:	2008 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	111.20 Acres		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 419
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	See Remarks		

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.