

**221, 9124 96 Avenue  
Grande Prairie, Alberta**

**MLS # A2199040**



# \$219,900

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	951 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water

**Floors:** Carpet, Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 558

**LLD:** -

**Zoning:** RM

**Utilities:** -

**Inclusions:** N/A

MOVE IN READY AND IN EXCELLENT CONDITION!!! THIS 2 BED & 2 BATH CONDO HAS BEEN WELL TAKEN CARE OF ON THE SECOND FLOOR OF AURORA ESTATES. UNDERGROUND PARKING PROVIDES SECURITY AND COMFORT. UNIT IS OPEN AND ENTERTAINING WITH ONE LARGE PRIMARY BEDROOM WITH 4 PC ENSUITE AND A SECOND LARGE BEDROOM AND FULL BATH. LAUNDRY IN UNIT. VERY NICE KITCHEN WITH AMPLE CABINETS, BLACK APPLIANCES, AND AN EAT UP BAR. FITNESS CENTER IN BUILDING. GREAT LOW MAINTENANCE LIVING! BOOK YOUR SHOWING TODAY!!