

**304, 9124 96 Avenue  
Grande Prairie, Alberta****MLS # A2213187****\$169,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cobblestone                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Multi Level Unit         |               |                   |
| <b>Size:</b>     | 702 sq.ft.                         | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | 113.67 Acres                       |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                  |                   |        |
|--------------------|------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                | <b>Condo Fee:</b> | \$ 431 |
| <b>Basement:</b>   | -                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame       | <b>Zoning:</b>    | RM     |
| <b>Foundation:</b> | -                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island   |                   |        |

**Inclusions:** na

Bright and well-kept 1 bedroom, 1 bathroom condo on the third floor in desirable Aurora Estates! This unit features an open layout, functional kitchen, and a comfortable living space with plenty of natural light. The spacious bedroom includes a walk-through closet leading to the full bathroom. Perfect for first-time buyers, investors, or anyone looking for low-maintenance living in a great location close to shopping, dining, and more!