

203, 9120 96 Avenue  
Grande Prairie, Alberta

MLS # A2269706

**\$222,000**



|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cobblestone                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 905 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> | 0.00 Acre                          |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

**Heating:** Baseboard

**Floors:** Carpet, Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Mixed, Stucco

**Foundation:** -

**Features:** Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 575

**LLD:** -

**Zoning:** RM

**Utilities:** -

**Inclusions:** N/A

Fantastic second floor unit in Aurora Estates! Centrally located.. near new Grocery Store in Cobblestone plaza, bus routes, coffee shops & Schools with easy access to the North & South end of town. This home has been updated with a fresh coat of paint & brand new vinyl planl flooring & carpet throughout. Complete with two very spacious bedrooms and a full ensuite in the Primary bedroom, you'll notice that there's no shortage of space here. With 2 underground parking stalls, this unit is perfect home for the young professional or the retiree yearning to live a maintenance free lifestyle.. look no further! Call your favorite REALTOR&reg; and book a showing today!