



**GRASSROOTS**  
REALTY GROUP

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**213, 9124 96 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2215568**



**\$228,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <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>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | Lake, Landscaped                   |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 558 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete                                    | <b>Zoning:</b>    | RM     |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Laminate Counters, No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** N/A

VERY WELL KEPT CONDO IN AURORA ESTATES!! This 2 bedroom and 2 bathroom condo is 951 sq ft. Open concept kitchen, dining, and living room. The kitchen has been updated with new quartz countertops, a new sink & faucet, new top-of-the-line appliances, and a tile backsplash. There are patio doors off the living with a large balcony. The primary suite has a 4 piece ensuite, 2nd bedroom, and 3 piece bathroom on the opposite end of the condo. Vinyl plank flooring throughout. The balcony has a natural gas hook-up for BBQing. Close to shopping, schools, and a playground. Book your showing today!!!