



308, 9124 96 Avenue  
Grande Prairie, Alberta

MLS # A2323085



**\$239,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	938 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 623
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Window Coverings

Welcome to this bright and inviting 3rd-floor condo in Aurora Estates featuring a west-facing balcony with natural gas BBQ hookup. This well-maintained unit offers 2 bedrooms, including a spacious primary suite with a full ensuite, plus the convenience of in-suite laundry. Enjoy immediate possession and a fantastic location close to schools, shopping, restaurants, walking paths, and other everyday amenities. The unit also includes one underground parking stall for added comfort and security. Condo fees are \$622.74/month and include heat, water, sewer, trash removal, snow removal, common area maintenance, making for easy, low-maintenance living. Call today to schedule a viewing !