



GRASSROOTS
REALTY GROUP

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109, 9120 96 Avenue
Grande Prairie, Alberta

MLS # A2332497



\$234,000

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	884 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Gated, Parking Pad, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	None	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 567
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions:	n/a
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Located in Cobblestone, this Aurora Estates condominium is close to schools, walking distance to the Freshco grocery store, Starbucks, Shoppers Drug Mart, plus a variety of restaurants and other shopping. This lovely updated unit has 2 large bedrooms, 2 full bathrooms including the primary bedroom ensuite bathroom and includes 2 parking stalls (1 heated underground stall and 1 above ground stall). The open floor plan includes a spacious living room with patio doors that lead out to a private concrete patio and a natural gas line bbq hook-up. The kitchen features plenty of cabinets, stylish pendant lighting and newer vinyl plank flooring. Other attractive features of Aurora Estates include elevators, a private fitness room, plenty of visitor parking and a pet friendly environment. Condo fees include heat, water, garbage, snow removal, lawn maintenance, property management and reserve fund contributions. Property is occupied with tenants until the end of August.