



**GRASSROOTS**  
REALTY GROUP

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**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!