

**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>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 575
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stucco	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub		

**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!