

**304, 9124 96 Avenue
Grande Prairie, Alberta**

MLS # A2213187



\$169,900

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	702 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	113.67 Acres		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 431
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	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!