

**114, 9120 96 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2298047**



**\$180,000**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	697 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 431
<b>Basement:</b>	-	<b>LLD:</b>	19-71-5-W6
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

This one bedroom, one bathroom apartment in building "A" is situated on the main floor of the sought after Aurora Estates, and sits on the inside corner of the building facing the East. An excellent investment to bring in rental income, or perfect for the first time home buyer. Complete with in-suite laundry and ground level covered patio. Amenities to the building include elevator(s), a fitness centre just a few steps down the hall from your unit, assigned underground parking as well as visitor parking is available. Onsite management, common area maintenance, heat, water, snow removal and trash are all highlights of the Condo. Backing onto and walking distance to Freshco grocery store, Shoppers Drug Mart, restaurants, coffee shops, gym, liquor & more! Just a few blocks away from Riverstone School and bus stops nearby! Ready for immediate possession. Priced just below market value as floors need replacing (pictured). Contact your favourite agent today to schedule a viewing.