

**411, 9124 96 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2308664**



**\$214,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	655 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 431
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Laminate Counters, No Smoking Home		

**Inclusions:** NA

1 bed 1 bath unit on 4th floor Aurora Estates! Check out all that Aurora Estates has to offer. In suite laundry, full kitchen with built in microwave and stainless appliances. Separate dining area. Large living room with access to the east facing balcony, complete with gas BBQ hookup. Spacious bedroom with large closet and full 4 piece bathroom. Vinyl plank flooring throughout; NO carpet! No more brushing snow off your car in the winter! This condo includes 1 stall in the heated underground parkade. Each floor has a convenient garbage chute. Walking distance to many local amenities and an onsite gym! Condo fee includes heat, and water.