



404, 9120 96 Avenue  
Grande Prairie, Alberta

MLS # A2165611

**\$144,900**



<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	720 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water

**Water:** -

**Floors:** Carpet, Tile

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** \$ 558

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete

**Zoning:** RM

**Foundation:** -

**Utilities:** -

**Features:** Laminate Counters

**Inclusions:** N/A

VACANT AND IMMEDIATE POSSESSION!!!! This 1 bedroom unit is perfect for an investment property or as a first-time home buyer. This unit is open and entertaining with 1 large primary bedroom and a full bathroom. There is laundry and storage in this unit. The kitchen is a good size with lots of cabinets and an eat-up bar countertop. Underground assigned parking. There is also a fitness center in the building. Great low maintenance and affordable living. Book your showing today!!