



GRASSROOTS
REALTY GROUP

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313, 9124 96 Avenue
Grande Prairie, Alberta

MLS # A2241920

\$219,900



| | | | |
|-----------|--|--------|-------------------|
| Division: | Cobblestone | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 897 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | Few Trees, Fruit Trees/Shrub(s), Landscaped, Paved | | |

| | | | |
|-------------|------------------|------------|--------|
| Heating: | Hot Water | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 575 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | RM |
| Foundation: | - | Utilities: | - |
| Features: | Elevator | | |

Inclusions: None

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo located on the third floor of Aurora Estates in the heart of the Cobblestone subdivision. With quiet street view and immediate possession, this unit offers exceptional value in a sought-after location. Enjoy a well-designed layout featuring a spacious primary bedroom(18'6"x 10'6") with a walk-through closet and private 4-piece ensuite. The second bedroom (14'6" x 10'2") is situated on the opposite end of the unit for added privacy and is conveniently located near a 3-piece main bathroom. The bright kitchen comes with all appliances included and opens into the cozy living area with access via patio doors to a covered deck - perfect for relaxing or entertaining. You'll also find in suite laundry/storage room with a stacked washer/dryer. This unit comes with an assigned underground parking stall (#392). Additional surface parking is available through the onsite manager. Monthly condo fee of \$574.83 includes: Heat, water/sewer, property management, building insurance, onsite management and parking (condo fees are subject to change please verify current fees directly with the condo board). Pet-friendly complex (with restrictions refer to bylaws). Close to shopping, restaurants, and essential amenities only steps away.