



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 elegant black whirlpool appliances included and opens into the cozy living area with access via patio doors to an east facing covered deck - perfect for relaxing or entertaining. You'll also find in suite laundry/storage room with a stacked washer/dryer PLUS additional coat closet. Mirrored closet doors add to the expansive feel. 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.