



GRASSROOTS
REALTY GROUP

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423, 9120 96 Avenue
Grande Prairie, Alberta

MLS # A2258500



\$235,000

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	885 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Parkade, Parking Lot, Underground		
Lot Size:	0.01 Acre		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 575
Basement:	-	LLD:	19-71-5-W6
Exterior:	Stone, Stucco	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Floating Shelves, Draperies & Rods.

IMMACULATE TOP FLOOR, 2 bedroom, 2 bathroom UPDATED condo in Aurora Estates. Freshly painted from top to bottom, including walls, ceilings, and doors — the entire space feels modern, refreshed and MOVE-IN READY! Luxury vinyl plank flooring runs throughout (no carpet), giving the home a clean, contemporary look that’s both stylish and easy to maintain. An open-concept living space flows effortlessly into a large living room and out onto your private balcony that provides natural light, and with its north-facing exposure, this unit stays cool and comfortable year-round. The kitchen has been tastefully updated with newly painted two-toned cabinetry, new Frigidaire Gallery appliances (induction range), LED lighting, handy breakfast nook for casual meals and a small dedicated dining space. The layout provides added privacy with the bedrooms on opposite sides of the unit. The primary suite is spacious and features a walk-through closet that leads into a full 4-piece ensuite. On the other side, a second generously sized bedroom is located next to a 3-piece bathroom — ideal for guests, roommates, or a home office. You’ll also appreciate the full-sized in-suite laundry room with new washer/dryer, and extra storage, plus generous sized closets throughout. Aurora offers heated underground parking (stall #252 close to elevator) with clearance for trucks, additional surface guest parking, and a state-of-the-art gym for residents to enjoy. The building is secure, well-managed, and includes two elevators for added convenience. Condo fees cover: heat, water, trash, recycle, common area maintenance, snow removal, underground parking, gym access, and reserve fund contributions. Located right next to the Cobblestone shopping complex, you’re steps from FreshCo, Starbucks, Shoppers, banking, dining, and more — plus

it's just a short walk to Riverstone School. Everything you need is right at your doorstep! If you're looking for a low-maintenance, high-comfort home in a walkable, well-connected location, this top-floor condo delivers on every level. Whether you're downsizing, buying your first home, or investing, this TURN-KEY unit is a fantastic opportunity! Call today to arrange your private viewing!