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## 119, 9124 96 Avenue **Grande Prairie, Alberta**

MLS # A2269621



\$215,000

Division:	Cobblestone				
Туре:	Residential/Low Rise (2-4 stories)				
Style:	Apartment-Multi Level Unit				
Size:	736 sq.ft.	Age:	2008 (17 yrs old)		
Beds:	1	Baths:	1		
Garage:	Underground				
Lot Size:	-				
Lot Feat:	-				

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 431
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	RM
Foundation:		Utilities:	-

Features: Ceiling Fan(s), Kitchen Island

Inclusions: n/a

Discover modern, maintenance-free living with this fully renovated main-floor condo in Aurora Estates. Perfect for downsizers or retirees, this unit offers true single-level living with NO STAIRS, and is conveniently located away from busy 92 Street yet only steps from Fresco, Starbucks, Shoppers, and a variety of other amenities. Completely updated from top to bottom with no expense spared, it features a full kitchen upgrade with extended cabinetry, new stainless appliances, a custom pantry with pull-out drawers, farmhouse sink, and brushed gold fixtures. The interior boasts new flooring throughout with zero carpet, fresh paint, new lighting, updated trim and baseboards, and a fully redone bathroom with new vanity and tower storage. Every detail has been thoughtfully chosen to create a stylish, comfortable space that's move-in ready and designed for effortless living. If you're looking for a low-maintenance, high-comfort home in a convenient, walkable location, this main-floor condo delivers on every level. Whether you're downsizing, retiring, or investing, this turn-key unit is a rare find that combines quality, comfort, and unbeatable convenience. Call today to arrange your private viewing!