



GRASSROOTS
REALTY GROUP

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

MLS # A2269621

\$215,000

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	736 sq.ft.	Age:	2008 (18 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!