



424, 9120 96 Avenue
Grande Prairie, Alberta

MLS # A2303520



\$249,900

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	873 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 593
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer.

Top-floor, south-facing 2 bed, 2 bath condo in Aurora Estates offering a bright, open-concept layout with excellent natural light. Large sliding doors from the living room and primary bedroom lead to a private sunny deck with gas BBQ hookup, and a newer BBQ that has never been used. Kitchen features newer appliances (fridge, stove, microwave). Recent updates include vinyl flooring, fresh paint throughout, wainscoting, and modern lighting. Spacious primary bedroom with walk-through closet and 4-piece ensuite. Second bedroom is well-sized and ideal for guests, a home office, or additional living space. The second bathroom features a full walk-in shower for added convenience. In-suite laundry, 1 heated underground parking stall, and access to a fitness facility in the adjacent building. Possession preferred end of June.