



**420, 9120 96 Avenue
Grande Prairie, Alberta**

MLS # A2303871



\$229,900

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,013 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 661
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer/Dryer, floating shelf and tv floating hutch, All Window coverings, spare flooring, 2 storage pantry's in the laundry room, pantry cabinet in dining room

Beautifully refreshed 4th-floor condo offering over 1,000 sq ft of comfortable living space, exceptional value, and truly no other unit quite like it. This 1-bedroom plus den, 1-bathroom home is thoughtfully updated and completely move-in ready. The den functions perfectly as a spacious primary bedroom, comfortably fitting a king-sized bed and featuring a walk-in closet. Extensive upgrades include seamless vinyl plank flooring throughout, fresh paint on all walls and doors, updated LED lighting, and a fully refreshed bathroom with a new bathtub, new tub surround, and perimeter tile. Additional improvements include an updated sink and modern honeycomb window coverings. The kitchen is well-equipped with an eating bar, all appliances, a newer over-the-range microwave (2 years), and a brand-new dishwasher. Sensor lighting in the laundry and den closet, smart home switches, and a smart front door lock add everyday convenience. Extra flooring is also included. Enjoy a sun-soaked, south-facing balcony with a natural gas BBQ hookup, plus the added convenience of underground heated parking (stall #406). The building is transitioning to a fob entry system for enhanced security and ease of access, and residents have access to an on-site fitness facility. Condo fees of \$661.06/month include heat, water, sewer, garbage, building insurance, maintenance, snow removal, and professional management—delivering a truly low-maintenance lifestyle.