



GRASSROOTS
REALTY GROUP

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101, 9120 96 Avenue
Grande Prairie, Alberta

MLS # A2130036



\$195,000

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	900 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	150.73 Acres		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 567
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Step into your new, low-maintenance, main floor corner unit condo! A spacious condo offering two bedrooms, two bathrooms, and an extra-large underground parking stall conveniently located just steps away. As you enter, you're greeted by a storage room with stacked laundry machines on the right and to the left into a well-appointed kitchen with a charming breakfast bar and dining area. Adjacent to the kitchen, a bright living room awaits, flanked by two generously sized bedrooms. The master bedroom boasts a walk-through closet that opens up to a full ensuite bathroom. Relax or entertain on the large southwest-facing patio accessible from the living room. Condo fees cover essentials like heat, water, garbage disposal, parking, and management. Aurora Estates is a fantastic condo complex, it offers numerous amenities within walking distance, including a grocery store, pharmacy, pet shop, bank, fast-food options, and even a Starbucks. Reach out to your preferred real estate agent today to schedule a viewing!