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211, 9120 96 Avenue  
Grande Prairie, Alberta

MLS # A2225365



**\$189,900**

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	907 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 575
Basement:	-	LLD:	-
Exterior:	Other	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: All light fixtures

Welcome to this spacious 2-bedroom, 2-bathroom condo located in the desirable Aurora Estates! This well-appointed unit features a generous living room and dining area, perfect for relaxing or entertaining. The kitchen offers ample space, sleek black appliances, and a convenient eat-up bar, making it as functional as it is stylish. The oversized primary bedroom includes a walk-through closet and a private ensuite for your comfort. Enjoy the added convenience of in-suite laundry and unwind on the covered balcony, an ideal spot to relax during the summer months. The building also includes great amenities such as a fully equipped gym and secure underground parking. This unit could use a little bit of love to help it shine again! Situated close to FreshCo, Starbucks, and a variety of other amenities, this condo combines comfort, convenience, and lifestyle in one great package. Call your agent today & come see this vacant unit ready for immediate possession!