



212, 9124 96 Avenue
Grande Prairie, Alberta

MLS # A2297260



\$219,900

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,015 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 661
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this spacious second-floor 1-bedroom plus den condo in Aurora Estates. Featuring durable vinyl plank flooring throughout, this unit offers both style and low-maintenance living. The versatile den includes a walk-in closet—perfect for a home office or additional storage. The functional layout includes a 4-piece main bathroom and a convenient in-unit laundry room with extra storage space. The galley-style kitchen flows into a generous dining area, leading into a bright living room with access to a private balcony—ideal for relaxing or entertaining. Located close to a wide range of amenities including FreshCo, Starbucks, Shoppers Drug Mart, and more, this home also offers the convenience of being within walking distance to Riverstone School.