



GRASSROOTS
REALTY GROUP

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108, 9120 96
Grande Prairie, Alberta

MLS # A2311982



\$209,900

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	885 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 594
Basement:	-	LLD:	19-71-5-W6
Exterior:	Brick, Stucco	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: BBQ

Welcome to Aurora Estates! This sought-after 2-bedroom, 2-bathroom main floor apartment offers comfort, convenience, and excellent value for homeowners and investors alike. Whether you're looking to expand your rental portfolio, purchase your first home, or downsize with accessibility in mind, this property checks the boxes. Enjoy the ease of main floor living with a ground-level covered patio, perfect for relaxing outdoors, along with the convenience of in-suite laundry. Residents of Aurora Estates benefit from building amenities including elevator access, a fitness centre located just down the hall, assigned underground parking, assigned outdoor parking, visitor parking, and onsite management. Condo fees are \$593.99 per month and include common area maintenance, heat, water, snow removal, and trash services, making for low-maintenance living year-round. Ideally located backing onto FreshCo grocery store and within walking distance to Shoppers Drug Mart, restaurants, coffee shops, a gym, liquor store, and more. Riverstone School is only a few blocks away, with nearby bus stops adding even more convenience. Quick possession is available. Don't miss this fantastic opportunity — book your viewing today!