



**GRASSROOTS**  
REALTY GROUP

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420, 9124 96 Avenue  
Grande Prairie, Alberta

MLS # A2312444



**\$214,000**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	668 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 441
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Recreation Facilities, See Remarks		

**Inclusions:** Natural Gas BBQ

Available for July 1st possession, this 1 bed, 1 bath condo is the perfect place to simplify life without giving up comfort or convenience. Inside you'll find an oversized bedroom, spacious bathroom, in-suite laundry with clever built-ins designed to help you make the most of every square foot. Step outside onto your south-facing balcony where you can soak up the sunshine, enjoy the gorgeous view, and fire up the included gas BBQ. Yes, the BBQ stays too! Aurora Estates offers all the lifestyle upgrades you didn't know you needed. Heated underground parking means no scraping snow or freezing cold starts in the winter, while condo living means no shoveling sidewalks or hauling garbage bins ever again. There's even gym access and a common room for gatherings. Location matters, and this one checks all the boxes. Schools, shopping, restaurants, coffee shops, doctors, walking trails, community transit, and even a brand new grocery store, it's all right here waiting for you. Whether you're looking for your first place, downsizing, investing, or simply wanting an easier lifestyle, Aurora Estates makes it easy to feel at home. Book your showing today.