



**GRASSROOTS**

REALTY GROUP

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115, 9120 96 Avenue  
Grande Prairie, Alberta

MLS # A2319287



**\$219,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	887 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 565
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

This bright 2 bedroom, 2 bathroom ground floor condo offers the perfect blend of comfort, convenience, and low maintenance living. Inside, you'll find a spacious open concept layout featuring espresso cabinetry, black appliances, a functional kitchen and a dining area that flows seamlessly into the living room. Large windows fill the home with natural light while the ground floor location close to the condo's fitness room provides easy access and added convenience. The primary bedroom offers a walk-through closet and private 4-piece ensuite complete with a tub/shower combination. The second bedroom provides flexibility for guests, family, or a home office, while the main bathroom features a convenient walk-in shower. Enjoy a dedicated laundry room with in-suite washer and dryer, providing additional storage space and keeping laundry neatly tucked away from the main living area. Step outside to your covered patio, an ideal space to enjoy your morning coffee or unwind at the end of the day. Aurora Estates is a secure, professionally managed building offering excellent amenities including elevator access, a fitness room, heated underground parking, and ample visitor parking. This unit includes TWO assigned parking stalls: one secured underground stall in the heated parkade and a secondary surface stall. The monthly condo fee of \$565 includes heat, water, sewer, garbage collection, professional property management, reserve fund contributions, building insurance, lawn care, and snow removal, allowing for truly carefree ownership. Located directly next door to Fresh-Co, Shoppers, TD Bank, Starbucks and other everyday amenities, this move-in ready home offers exceptional value for first-time buyers, downsizers, investors, or anyone seeking a low maintenance lifestyle. \*\*Many interior listing photos have been virtually imagined to respect the

tenant's privacy and remove personal belongings. Finishes, fixtures, room dimensions, and the overall layout have been represented as accurately as possible based on the existing property.