



GRASSROOTS
REALTY GROUP

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321, 9124 96 Avenue
Grande Prairie, Alberta

MLS # A2334143



\$232,500

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	889 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 575
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, OTR microwave, stackable washer and dryer, key fob

Welcome to this beautifully maintained third-floor condo offering 2 bedrooms, 2 full bathrooms, and the convenience of vacant possession for a quick move-in. Bright and inviting, this well-cared-for unit features updated flooring in the kitchen, modern light-coloured cabinetry, in-suite laundry, and a private balcony to enjoy your morning coffee or unwind at the end of the day. The open-concept kitchen flows seamlessly into the dining and living areas, creating a functional layout that's perfect for both everyday living and entertaining. Thoughtfully designed for privacy, the spacious primary bedroom is situated on the opposite side of the unit from the second bedroom and includes its own 4-piece ensuite. Residents of Aurora enjoy the convenience of an elevator, an on-site fitness centre, and the added value of two parking stalls—one heated underground stall and one surface stall. Ideally located close to shopping, schools, restaurants, and other everyday amenities, this is an excellent opportunity for first-time buyers, downsizers, or investors alike.