

**217, 9120 96 Avenue
Grande Prairie, Alberta**

MLS # A2267814



\$219,900

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	907 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	1.00 Acre		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 594
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: Furniture (Negotiable)

Step inside this bright and inviting two bedroom, two bathroom corner condo in Aurora Estates, where comfort and style blend effortlessly. The open concept layout connects the modern kitchen, equipped with six appliances, to a spacious living and dining area that's filled with natural light. The primary bedroom offers a walk through closet leading to a private four piece ensuite, while the second bedroom and additional full bathroom provide flexibility for guests, family, or a home office. In suite laundry adds convenience, and every detail of the design supports easy, low maintenance living. From the living room, step out onto the MASSIVE 8' x 22' deck, a perfect space to relax or entertain while enjoying your private corner location. An assigned underground heated parking stall keeps your vehicle protected through the winter months. Aurora Estates is one of Grande Prairie's most sought after condominium communities, admired for its professional on site management, cleanliness, and peaceful setting. Condo fees include heat, water, garbage removal, snow clearing, landscaping, and full building maintenance, allowing you to enjoy a quiet and worry free lifestyle in a beautifully cared for environment.