

401, 9120 96 Avenue
Grande Prairie, Alberta

MLS # A2271480



\$234,900



A photograph of a real estate sign for 'AURORA ESTATES' in the foreground. The sign is white with a green logo and text indicating two properties: '9180 DE Ave BLDG. A' and '9184 DE Ave BLDG. B'. In the background, there is a multi-story apartment building with a mix of brick and siding, surrounded by trees and a grassy area. Several cars are parked in front of the building.

Division:	Cobblestone			
Type:	Residential/Low Rise (2-4 stories)			
Style:	Apartment-Single Level Unit			
Size:	909 sq.ft.	Age:	2008 (17 yrs old)	
Beds:	2	Baths:	2	
Garage:	Guest, Parkade, Parking Lot, Underground			
Lot Size:	-			
Lot Feat:	-			
Heating:	Baseboard, Hot Water		Water:	-
Floors:	Tile, Vinyl		Sewer:	-
Roof:	-		Condo Fee:	\$ 594
Basement:	-		LLD:	-
Exterior:	Stone, Stucco		Zoning:	RM
Foundation:	-		Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan			
Inclusions:	N/A			

Welcome to This RARE TOP FLOOR corner unit with a balcony and sweeping city views! This bright and spacious 2-bedroom, 2-bathroom condo in Aurora Estates combines comfort, convenience, and modern updates. The open-concept living space features large windows filling the home with natural light .The kitchen offers plenty of counter space, rich cabinetry, breakfast bar seating, and opens into the living area — perfect for everyday living or entertaining. Recent upgrades include modern vinyl plank flooring (2024), Electric stove (Nov 2025), Fresh paint (2024), and Stacked Washer/Dryer(2023), giving the unit a clean and refreshed feel. The layout is ideal with bedrooms positioned on opposite sides of the home, offering privacy. The primary bedroom includes a walk-through closet and full ensuite, while the second bedroom has great natural light and is located next to the main bathroom.The highlight of this condo is the large corner balcony — a rare find — offering morning sun, open views, and space for outdoor seating or patio dining.Aurora Estates is a secure, well-managed building offering heated underground parking, guest parking, elevators, and a full fitness facility just steps away from your door.Located right next to Cobblestone shopping (FreshCo, Starbucks, Shoppers, restaurants, banking) and close to schools and parks — this is a walkable and convenient lifestyle location.Whether you’re a first-time buyer, investor, or simply looking for low-maintenance living with extra space, natural light, and views — this condo is a fantastic option.Call today to book your private viewing!