

313, 9124 96 Avenue  
Grande Prairie, Alberta

MLS # A2241920

**\$219,900**



<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 575
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator		
<b>Inclusions:</b>	None		

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo located on the third floor of Aurora Estates in the heart of the Cobblestone subdivision. With quiet street view and immediate possession, this unit offers exceptional value in a sought-after location. Enjoy a well-designed layout featuring a spacious primary bedroom(18'6"x 10'6") with a walk-through closet and private 4-piece ensuite. The second bedroom (14'6" x 10'2") is situated on the opposite end of the unit for added privacy and is conveniently located near a 3-piece main bathroom. The bright kitchen comes with all appliances included and opens into the cozy living area with access via patio doors to a covered deck - perfect for relaxing or entertaining. You'll also find in suite laundry/storage room with a stacked washer/dryer. This unit comes with an assigned underground parking stall (#392). Additional surface parking is available through the onsite manager. Monthly condo fee of \$574.83 includes: Heat, water/sewer, property management, building insurance, onsite management and parking (condo fees are subject to change please verify current fees directly with the condo board). Pet-friendly complex (with restrictions refer to bylaws). Close to shopping, restaurants, and essential amenities only steps away.