

**119, 9124 96 Avenue**  
**Grande Prairie, Alberta**
**MLS # A2269621**

**\$215,000**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	736 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 431
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island		

**Inclusions:** n/a

Discover modern, maintenance-free living with this fully renovated main-floor condo in Aurora Estates. Perfect for downsizers or retirees, this unit offers true single-level living with NO STAIRS, and is conveniently located away from busy 92 Street yet only steps from Fresco, Starbucks, Shoppers, and a variety of other amenities. Completely updated from top to bottom with no expense spared, it features a full kitchen upgrade with extended cabinetry, new stainless appliances, a custom pantry with pull-out drawers, farmhouse sink, and brushed gold fixtures. The interior boasts new flooring throughout with zero carpet, fresh paint, new lighting, updated trim and baseboards, and a fully redone bathroom with new vanity and tower storage. Every detail has been thoughtfully chosen to create a stylish, comfortable space that's move-in ready and designed for effortless living. If you're looking for a low-maintenance, high-comfort home in a convenient, walkable location, this main-floor condo delivers on every level. Whether you're downsizing, retiring, or investing, this turn-key unit is a rare find that combines quality, comfort, and unbeatable convenience. Call today to arrange your private viewing!