

**401, 9120 96 Avenue
Grande Prairie, Alberta**

MLS # A2271480



\$234,900

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!