

**319, 9120 96 Avenue
Grande Prairie, Alberta**

MLS # A2292842



\$208,800

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	654 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 431
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Step into this beautifully renovated condo offering modern finishes and a fresh, move-in-ready feel. Renovations include new luxury vinyl plank flooring, fresh paint throughout, and modern square stock trim, creating a clean and contemporary space. The updated kitchen includes brand new stainless steel appliances, new sink and faucet, and bright LED lighting. The bathroom has been upgraded with ceiling-height subway tile, a new vanity countertop, and a sleek LED heated mirror that adds a touch of everyday luxury. The bedroom features an LED fan light, and the unit comes with one heated underground parking stall ... a huge bonus during these wonderful Grande Prairie winters. Located in a well-managed building close to shopping, schools, and transit, this is an excellent opportunity for first-time buyers, investors, or anyone looking for stylish, low-maintenance living.