

**119, 9124 96 Avenue
Grande Prairie, Alberta**

MLS # A2342545



\$218,900

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

Heating:	Baseboard
Floors:	Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Stone, Stucco
Foundation:	-
Features:	Ceiling Fan(s), Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	\$ 431
LLD:	-
Zoning:	RM
Utilities:	-

Inclusions: Patio door sheers

Welcome to easy, low-maintenance living in Aurora Estates. This beautifully updated main-floor condo offers a thoughtfully designed space with one bedroom, one bathroom and the convenience of stepping right outside to your patio; perfect for pet owners or anyone who prefers ground-level access (Fresco and Starbucks practically in your backyard). The bright, open-concept layout features a stylish kitchen with NEW extended cabinetry, new stainless steel appliances, a farmhouse sink, brushed gold accents and a custom pantry with pull-out drawers. The spacious bedroom offers plenty of room for a king-sized bed and features a walk-in closet with built-in organization, while the updated bathroom includes additional storage and modern finishes. Enjoy in-suite laundry and underground heated parking. Aurora Estates also offers fantastic amenities including a fitness centre, guest suite, secure entry, visitor parking and elevator access. Ideally located close to shopping, restaurants, parks, schools and walking trails, this move-in-ready condo is a great option for first-time buyers, professionals, downsizers or investors looking for comfortable, convenient living.