Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

780-505-2159
bobbie-jo@grassrootsrealtygroup.ca

404, 9124 96 Avenue
Grande Prairie, Alberta

MLS # A2342819



$203,900

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	655 sq.ft.	**Age:**	2008 (18 yrs old)
Beds:	1	**Baths:**	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 431
Basement:	-	**LLD:**	-
Exterior:	Other	**Zoning:**	RM
Foundation:	-	**Utilities:**	-
Features:	Elevator, Kitchen Island, Laminate Counters, Open Floorplan		

Inclusions: none

Looking for an affordable way to step into homeownership, downsize with ease, or add a well-kept property to your investment portfolio? This top-floor, 1-bedroom, 1-bathroom condo in Aurora Estates is a fantastic opportunity to start building equity and invest in your future. Exceptionally well maintained and in great condition, this unit offers a comfortable, functional layout with some stylish touches throughout. The kitchen features bright cabinetry, a convenient eating bar for casual meals, upgraded lighting and a full appliance package, including a brand-new microwave. A designated dining area flows naturally into the bright and inviting living room, giving you plenty of space to relax or entertain. Step outside onto your west-facing deck and soak up the afternoon and evening sunshine, with the added bonus of being on the top floor with no neighbours above. Condo living here comes with some great perks, including an on-site exercise room and your own parking stall in the secure, heated underground parkade, so you can skip scraping the windshield on those cold Alberta mornings. Condo fees also include heat, water, sewer, garbage collection, common property maintenance and an on-site manager, helping keep everyday living simple and predictable. Tucked into a quiet area on the east end of the city, Aurora Estates puts everyday conveniences within easy walking distance. Groceries, a pharmacy, bank, restaurants, coffee shop, liquor store and more are all nearby. Whether you're buying your first home, looking for a low-maintenance place for two, or searching for an investment property, this move-in-ready condo offers an affordable opportunity to own instead of rent and start putting your monthly housing dollars toward something of your own.

Copyright (c) 2026 Bobbie-Jo McLeod. Listing data courtesy of Sutton Group Grande Prairie Professionals. Information is believed to be reliable but not guaranteed.