



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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206, 9120 96 Avenue  
Grande Prairie, Alberta

MLS # A2274135



**\$224,900**

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	885 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 574
Basement:	-	LLD:	-
Exterior:	See Remarks	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Smoking Home, Recreation Facilities, Vinyl Windows		

Inclusions: N/A

Welcome to your new condo in Aurora Estates! This well-kept, turn-key 2-bedroom, 2-bathroom condo offers a bright open-concept layout with a nicely designed kitchen featuring black appliances and an overhanging countertop perfect for barstools. The very spacious master bedroom includes a walk-through closet and a 3-piece ensuite, while the second bedroom is large in size as well! Enjoy the covered balcony with a gas line for BBQs, insuite laundry for added convenience, and an underground heated parking stall so you never have to brush off snow again. Ideally located close to grocery stores, coffee shops, gas stations, car washes, playgrounds, schools, and walking trails, this condo offers the perfect blend of comfort and convenience. Don't miss your chance to view this fantastic condo!