ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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319, 9120 96 Avenue
Grande Prairie, Alberta

$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.