

**420, 9120 96 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2303871**



**\$229,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,013 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 661
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, Washer/Dryer, floating shelf and tv floating hutch, All Window coverings, spare flooring, 2 storage pantry's in the laundry room, pantry cabinet in dining room

Beautifully refreshed 4th-floor condo offering over 1,000 sq ft of comfortable living space, exceptional value, and truly no other unit quite like it. This 1-bedroom plus den, 1-bathroom home is thoughtfully updated and completely move-in ready. The den functions perfectly as a spacious primary bedroom, comfortably fitting a king-sized bed and featuring a walk-in closet. Extensive upgrades include seamless vinyl plank flooring throughout, fresh paint on all walls and doors, updated LED lighting, and a fully refreshed bathroom with a new bathtub, new tub surround, and perimeter tile. Additional improvements include an updated sink and modern honeycomb window coverings. The kitchen is well-equipped with an eating bar, all appliances, a newer over-the-range microwave (2 years), and a brand-new dishwasher. Sensor lighting in the laundry and den closet, smart home switches, and a smart front door lock add everyday convenience. Extra flooring is also included. Enjoy a sun-soaked, south-facing balcony with a natural gas BBQ hookup, plus the added convenience of underground heated parking (stall #406). The building is transitioning to a fob entry system for enhanced security and ease of access, and residents have access to an on-site fitness facility. Condo fees of \$661.06/month include heat, water, sewer, garbage, building insurance, maintenance, snow removal, and professional management—delivering a truly low-maintenance lifestyle.