

122, 9124 96 Avenue
Grande Prairie, Alberta

MLS # A2307781



\$234,900

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	900 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 570
Basement:	-	LLD:	-
Exterior:	Other	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: NA

Say goodbye to your dark basement and hello to this bright, ground floor, end unit in Aurora Estates with two bedrooms!! The galley kitchen benefits from the natural light brought in by the sliding glass doors in the living room and features a good amount of cabinets and an open concept to the dining area. The living room is bright and comfortable, with direct access to the patio, perfect for barbecue season or reading a book. Off to the side sits the primary bedroom where the natural light continues with its own sliding glass doors to the patio plus an additional window! Not only that, but there’s a full 4 piece ensuite. The second bedroom also has a large window and sits close to another full bathroom, which works well for guests, roommates, or a home office setup. In suite laundry is a practical bonus, with enough room to keep things organized and provide some storage. The location of this unit is also amazing!! You’re within walking distance to FreshCo, Snap Fitness, a bus stop, and other everyday amenities, making it easy to get around and check things off your list without needing to go far. Want to see this over 900 sq ft home in person, call your REALTOR® today to book a showing!