

\$235,000 - 423, 9120 96 Avenue, Grande Prairie

MLS® #A2258500

\$235,000

2 Bedroom, 2.00 Bathroom, 885 sqft

Residential on 0.01 Acres

Cobblestone., Grande Prairie, Alberta

IMMACULATE TOP FLOOR, 2 bedroom, 2 bathroom UPDATED condo in Aurora Estates. Freshly painted from top to bottom, including walls, ceilings, and doors – the entire space feels modern, refreshed and MOVE-IN READY! Luxury vinyl plank flooring runs throughout (no carpet), giving the home a clean, contemporary look that's both stylish and easy to maintain. An open-concept living space flows effortlessly into a large living room and out onto your private balcony that provides natural light, and with its north-facing exposure, this unit stays cool and comfortable year-round. The kitchen has been tastefully updated with newly painted two-toned cabinetry, new Frigidaire Gallery appliances (induction range), LED lighting, handy breakfast nook for casual meals and a small dedicated dining space. The layout provides added privacy with the bedrooms on opposite sides of the unit. The primary suite is spacious and features a walk-through closet that leads into a full 4-piece ensuite. On the other side, a second generously sized bedroom is located next to a 3-piece bathroom – ideal for guests, roommates, or a home office. You'll also appreciate the full-sized in-suite laundry room with new washer/dryer, and extra storage, plus generous sized closets throughout. Aurora offers heated underground parking (stall #252 close to elevator) with clearance for trucks, additional surface guest parking, and a state-of-the-art gym for residents to enjoy. The building is secure,



well-managed, and includes two elevators for added convenience. Condo fees cover: heat, water, trash, recycle, common area maintenance, snow removal, underground parking, gym access, and reserve fund contributions. Located right next to the Cobblestone shopping complex, youâ€™re steps from FreshCo, Starbucks, Shoppers, banking, dining, and more â€“ plus itâ€™s just a short walk to Riverstone School. Everything you need is right at your doorstep! If you're looking for a low-maintenance, high-comfort home in a walkable, well-connected location, this top-floor condo delivers on every level. Whether you're downsizing, buying your first home, or investing, this TURN-KEY unit is a fantastic opportunity! Call today to arrange your private viewing!

Built in 2008

Essential Information

MLS® #	A2258500
Price	\$235,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	885
Acres	0.01
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	423, 9120 96 Avenue
Subdivision	Cobblestone.
City	Grande Prairie

County	Grande Prairie
Province	Alberta
Postal Code	T8X 0A1

Amenities

Amenities	Elevator(s), Fitness Center, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground, Guest, Parking Lot

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Hot Water, Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stone, Stucco

Additional Information

Date Listed	September 24th, 2025
Days on Market	5
Zoning	RM

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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