

\$234,900 - 401, 9120 96 Avenue, Grande Prairie

MLS® #A2271480

\$234,900

2 Bedroom, 2.00 Bathroom, 909 sqft

Residential on 0.00 Acres

Cobblestone., Grande Prairie, Alberta

Welcome to This RARE TOP FLOOR corner unit with a balcony and sweeping city views! This bright and spacious 2-bedroom, 2-bathroom condo in Aurora Estates combines comfort, convenience, and modern updates. The open-concept living space features large windows filling the home with natural light. The kitchen offers plenty of counter space, rich cabinetry, breakfast bar seating, and opens into the living area – perfect for everyday living or entertaining. Recent upgrades include modern vinyl plank flooring (2024), Electric stove (Nov 2025), Fresh paint (2024), and Stacked Washer/Dryer(2023), giving the unit a clean and refreshed feel. The layout is ideal with bedrooms positioned on opposite sides of the home, offering privacy. The primary bedroom includes a walk-through closet and full ensuite, while the second bedroom has great natural light and is located next to the main bathroom. The highlight of this condo is the large corner balcony – a rare find – offering morning sun, open views, and space for outdoor seating or patio dining. Aurora Estates is a secure, well-managed building offering heated underground parking, guest parking, elevators, and a full fitness facility just steps away from your door. Located right next to Cobblestone shopping (FreshCo, Starbucks, Shoppers, restaurants, banking) and close to schools and parks – this is a walkable and convenient lifestyle location. Whether you’re a first-time buyer, investor, or simply looking for



low-maintenance living with extra space, natural light, and views – this condo is a fantastic option. Call today to book your private viewing!

Built in 2008

Essential Information

MLS® #	A2271480
Price	\$234,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	401, 9120 96 Avenue
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0A1

Amenities

Amenities	Snow Removal, Trash
Parking Spaces	1
Parking	Underground, Guest, Parking Lot, Parkade

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water

Cooling	None
# of Stories	4

Exterior

Exterior Features	Other
Construction	Stone, Stucco

Additional Information

Date Listed	November 18th, 2025
Zoning	RM
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX Grande Prairie
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