

# \$224,900 - 415, 9120 96 Avenue, Grande Prairie

MLS® #A2238694

## \$224,900

2 Bedroom, 2.00 Bathroom, 947 sqft

Residential on 0.00 Acres

Cobblestone., Grande Prairie, Alberta

**TOP FLOOR** This well-maintained 2-bedroom, 2-bathroom WITH A WEST VIEW has no neighbors above and is within walking distance to schools, parks, shopping, restaurants, and more, offering easy access to everyday needs. The kitchen is equipped with four appliances, while the spacious living room is filled with natural light and opens to a good-sized balcony. The layout provides added privacy with a large primary bedroom featuring a full ensuite on one side of the unit and a second generously sized bedroom across from a 3-piece bathroom with a large shower on the other. Condo fees include heat, water, one underground parking stall, access to the fitness center, trash collection, snow removal, common area maintenance, and reserve fund contributions. The unit is currently tenant-occupied with a lease in place until end of August (The unit will be vacant afterwards).

Built in 2008

## Essential Information

MLS® #	A2238694
Price	\$224,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	947
Acres	0.00
Year Built	2008



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	415, 9120 96 Avenue
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0A1

### Amenities

Amenities	Recreation Room, Secured Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Boiler
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Other
Roof	Asphalt Shingle
Construction	See Remarks

### Additional Information

Date Listed	July 9th, 2025
Days on Market	2
Zoning	RM

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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