

**203, 9124 96 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2188147**



**\$209,800**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	947 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Off Street, Parking Lot, Underground		
<b>Lot Size:</b>	148.26 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 575
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Amazing investment opportunity with great revenue potential. Well maintained 2 bedroom, 2 bathroom unit in Aurora Estates. Best location in the building as it overlooks quiet residential. Walking distance to school, park, shopping, restaurants & more this location gives you easy access to whatever you need. Kitchen comes complete with 4 appliances. Spacious living room offers plenty of natural light and a good-sized balcony. Large master bedroom has full ensuite, second bedroom is also a good size and right across from the 3 piece bathroom with large shower. With 1 bedroom on either side of the unit it is added privacy. Condo fee includes heat, water, 1 underground parking stall, access to fitness center, trash collection, snow removal, common area maintenance & reserve fund contribution. Unit is tenant occupied and current lease is up June 30, 2025.