



203, 9124 96 Avenue
Grande Prairie, Alberta

MLS # A2188147

\$209,800



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

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 575
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	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.