



320, 9120 96 Avenue  
Grande Prairie, Alberta

MLS # A2312648

**\$215,000**



<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,012 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 661
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home		

**Inclusions:** NA

Investor Alert! 1 bed + den, 1 bath condo located on the third floor in Aurora Estates. Kitchen, living and dining area are all open and bright. Access to balcony off the living room where you have a natural gas bbq hook up. French doors off the living area lead to the den with a walk in closet. Spacious bedroom, full bathroom and private in-suite laundry complete this unit. No carpet! Laminate and lino throughout. 1 heated underground parking stall. Also access to the onsite gym. Heat and water included in condo fee. Currently tenant occupied until November 30, 2026.