

425, 9120 96 Avenue  
 Grande Prairie, Alberta

**MLS # A2295790**



**\$227,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	905 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 594
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan		

**Inclusions:** Curtains belong to tenant as well as under counter lighting

Well maintained 2 bedroom, 2 bathroom TOP FLOOR corner unit in Aurora Estates. This 4th floor condo offers an open concept layout with the living room, dining area, and kitchen flowing together, complete with a functional kitchen island. The bedrooms are located on opposite sides of the unit for added privacy, with the primary bedroom featuring a full ensuite and direct access to the covered extended balcony. The balcony can also be accessed from the living room and faces south towards the parking lot. This secure building offers elevator access, an onsite manager, and a fitness room for residents. The unit includes in-suite laundry and one underground parking stall. Condo fees of \$593.99 include heat, water, and exterior maintenance. Currently tenant occupied at \$1,650 per month with a fixed term lease in place until May 31, 2026 (tenant would love to stay), making this a great turn-key investment opportunity or we can give tenant notice and provide vacant possession early June.