ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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225, 9120 96 Avenue
Grande Prairie, Alberta

MLS # A2342171

$237,000

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

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	$ 594
Basement:	None	**LLD:**	-
Exterior:	Stucco	**Zoning:**	RM
Foundation:	-	**Utilities:**	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan		

Inclusions: N/A

Well maintained 2 bedroom, 2 bathroom corner unit in Aurora Estates. This second-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 north away from 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 November 30, 2026, making this a great turn-key investment opportunity or can offer vacant possession Dec 3.

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