

**320, 9120 96 Avenue
Grande Prairie, Alberta**

MLS # A2312648



\$215,000

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

Heating:	Central	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 661
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	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.