Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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418, 9124 96 Avenue
Grande Prairie, Alberta

MLS # A2340973

$204,900

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,013 sq.ft.	**Age:**	2008 (18 yrs old)
Beds:	1	**Baths:**	1
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 661
Basement:	-	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	RM
Foundation:	-	**Utilities:**	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: NA

Investor Alert! 1 bedroom + den, 1 bathroom condo located on the top floor in Aurora Estates. Kitchen, living and dining area are all open and bright. Large sliding doors off the living room for extra natural light leading on to a large deck with BBQ hook ups. 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. 1 heated underground parking stall. Also access to the onsite gym. Heat and water included in condo fee. Currently tenant occupied until Feb 28, 2027

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