

# \$209,900 - 207, 9120 96 Avenue, Grande Prairie

MLS® #A2197086

## \$209,900

2 Bedroom, 2.00 Bathroom, 947 sqft  
Residential on 0.00 Acres

Cobblestone., Grande Prairie, Alberta

Amazing investment opportunity with great revenue potential. 2 bedroom, 2 bathroom unit in Aurora Estates. Walking distance to school, park, shopping, restaurants & more this location gives you easy access to whatever you need. Kitchen comes complete with 4 appliances. Spacious living room offers plenty of natural light and a good-sized balcony. Large master bedroom has full ensuite, second bedroom is also a good size and right across from the 3 piece bathroom with large shower. With 1 bedroom on either side of the unit it is added privacy. Condo fee includes heat, water, 1 underground parking stall, access to fitness center, trash collection, snow removal, common area maintenance & reserve fund contribution. Unit is tenant occupied and current lease is up June 30, 2025.

Built in 2008

## Essential Information

MLS® #	A2197086
Price	\$209,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	947
Acres	0.00
Year Built	2008



Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	207, 9120 96 Avenue
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0A1

### **Amenities**

Amenities	Elevator(s), Fitness Center, Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Off Street, Underground, Parking Lot
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt
Construction	Concrete

### **Additional Information**

Date Listed	February 25th, 2025
Days on Market	16
Zoning	RM

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.