

**114, 9810 96 Street**  
**Grande Prairie, Alberta**

**MLS # A2276177**



**\$179,900**

<b>Division:</b>	Smith		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 419
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** N/A

This Immaculate + Affordable 2 bed 2 bath condo with a parking stall will be sure to please. Situated in central Grande Prairie, close to several amenities including Arc Rec center, restaurants , public bus stops, grocery stores, coffee shops, and convenience stores. Open concept boasted between the kitchen, dining and living room. Master bedroom is spacious and hosts full bathroom en-suite. Second bedroom is also a good size, and just outside of it you will find full bathroom and laundry room. Living room has sliding doors onto your concrete patio great for BBQing. Whether you are looking to enter into low maintenance home ownership or adding another door to your rental portfolio this condo will be sure to fit all the wish list items, book your viewing today.