

**RE/MAX**  
GRANDE PRAIRIE



780-978-5674

joshuaboyne@hotmail.com

114, 9810 96 Street  
Grande Prairie, Alberta

MLS # A2276177

**\$179,900**



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

Heating:	Forced Air, Natural Gas
Floors:	Laminate
Roof:	-
Basement:	-
Exterior:	Mixed
Foundation:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, See Remarks

Water: -

Sewer: -

Condo Fee: \$ 419

LLD: -

Zoning: RM

Utilities: -

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.