

213, 9810 96 Street
Grande Prairie, Alberta

MLS # A2191011



\$147,900

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| Division: | Smith | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Low-Rise (1-4) | | |
| Size: | 646 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|---|
| Heating: | Baseboard, Boiler, Hot Water | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 296 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Vinyl Siding, Wood Frame | Zoning: | RM |
| Foundation: | - | Utilities: | Cable, Electricity, Heating Paid For, Sewer Connected |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows | | |

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| Inclusions: | Fridge, Stove, Dishwasher, Range Hood, Window Coverings, Washer, Dryer |
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?? ?A?MAZING PRICE ALERT! ?? Why Rent When You Can OWN for Less? Immediate Possession & Move-In Ready! Don't miss this incredible opportunity to own a fully turnkey condo at an unbeatable new low price of just \$147,900! Whether you're a first-time buyer, investor, or looking to downsize, this home offers exceptional value in a prime location. Step inside to find a well-maintained unit featuring in-suite laundry? with FULL SIZED washer? & dryer, a spacious 4-piece bathroom, a generous bedroom with a large closet, and an open-concept living area filled with natural light. Enjoy summer evenings on your sunny, private balcony, or cook with ease in the well-equipped kitchen with ample cabinet and counter space. All appliances are included! You’ll also love the convenience of your own easy-access parking stall and the peace of mind that comes with a well-run building. Condo fees are just \$295.95/month, covering heat, water, garbage pickup, snow removal, common area maintenance, and professional management. At just \$147,900 with immediate possession, this is your chance to break free from renting and step into affordable homeownership. Act quickly? - there are very few newer condos on the market at this awesome price!