



**GRASSROOTS**  
REALTY GROUP

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302, 9810 96 Street  
Grande Prairie, Alberta

MLS # A2274008



**\$192,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Smith                              |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 949 sq.ft.                         | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                   |                   |        |
|--------------------|-----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Other                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | \$ 452 |
| <b>Basement:</b>   | -                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame                | <b>Zoning:</b>    | RM     |
| <b>Foundation:</b> | -                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, No Animal Home |                   |        |

**Inclusions:** n/a

Welcome to Unit 302 at Centercourt a bright and well-designed two-bedroom, two-bathroom condo offering comfortable living in a convenient central location in Grande Prairie. The spacious primary bedroom features a full ensuite bathroom, providing added privacy and functionality. An open-concept kitchen and living area creates a welcoming space for everyday living and entertaining, while large windows bring in plenty of natural light. Enjoy the convenience of in-suite laundry and a practical layout that suits a variety of lifestyles. Close to shopping, dining, transit, and everyday amenities, this unit is ideal for first-time buyers, downsizers, or investors seeking a low-maintenance property.