



GRASSROOTS

REALTY GROUP

1-833-GPROOTS (477-6687)
aloha@grassrootsrealty.ca

107, 9810 96 Street
Grande Prairie, Alberta

MLS # A1016998



\$174,900

Division:	Smith.		
Type:	Residential/Low Rise (2-4 stories)		
Style:	-		
Size:	940 sq.ft.	Age:	2008 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 428
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island		

Inclusions: -

NICELY UPDATED , FULLY FURNISHED CONDO IN CENTRE COURT! This home stands out from the pack with its interior cosmetic updates and main floor location. The Location cannot be beat, close to downtown shopping and other great amenities. Layout is comfortable and practical, with 2 bedrooms and 2 baths, making it ideal for roommates or a young professional couple. Building has many high quality construction features: steel/concrete construction, insulated concrete walls, in-floor heat and 3x glazed windows. Main floor unit, just bring your groceries up to the door! 2 parking stalls seals the deal on this BEAUTY! Rent in Prime Markets has been as high as \$2800 per month, Great ROI!