



GRASSROOTS
REALTY GROUP

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114, 9810 96 Street
Grande Prairie, Alberta

MLS # A2166166



\$144,900

Division:	Smith		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,003 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	185.33 Acres		
Lot Feat:	Landscaped		

Heating:	In Floor, Electric, Hot Water	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 419
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

VACANT & IMMEDIATE POSSESSION!!! THIS CONDO HAS NEW CARPET!!! INVESTORS OR FIRST-TIME BUYERS, MAYBE LOOKING FOR A CONVENIENT LOCATION IN THE HEART OF GRANDE PRAIRIE AND VERY AFFORDABLE!!! 2 BED 2 BATH UNIT MAIN FLOOR UNIT, ACCESSIBLE AND COMFORTABLE UNIT. ICF CONCRETE, THERE ARE TRIPLE GLAZED WINDOWS, GAS HOOK-UP ON THE PATIO, CONCRETE FLOORS, AND WALLS FOR SOUND BARRIER MAKES THIS A WELL-BUILT BUILDING!!! CONDO FEE INCLUDES HEAT, WATER, SNOW REMOVAL, GARBAGE, LANDSCAPING, AND EXTERIOR MAINTENANCE. BOOK YOUR SHOWING TODAY!!