



GRASSROOTS
REALTY GROUP

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213, 9810 96 Street
Grande Prairie, Alberta

MLS # A2191011



\$147,900

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:	-		

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		

Inclusions: Fridge, Stove, Dishwasher, Range Hood, Window Coverings, Washer, Dryer

Why keep renting when you can own this move-in ready condo for less? With immediate possession available, this is your chance to step into homeownership or add to your investment portfolio at an unbeatable value. This well-cared-for home offers comfort, convenience, and functionality throughout. You'll love the in-suite laundry with a stacking washer and dryer, the spacious four-piece bathroom, and the large bedroom with a generous closet. The open-concept living space is filled with natural light and flows nicely into a sunny private balcony—perfect for relaxing in the evenings. The kitchen is well-appointed with plenty of counter and cabinet space, and all appliances are included, making this truly a turnkey opportunity. An easy-access parking stall is included, and the building is professionally managed and well maintained. Condo fees are just \$295.95 per month and cover heat, water, garbage pick-up, snow removal, common area maintenance, and professional management—making for truly affordable and worry-free living. Whether you're buying your first home, looking to downsize, or investing in a rental property, this home offers unmatched value in a great location close to amenities and public transit. At just \$147,900, this opportunity won't last long. Book your showing today before it's gone!