



780-978-7253  
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213, 9810 96 Street  
Grande Prairie, Alberta

MLS # A2191011



\$154,900

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
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Turnkey & Affordable with IMMEDIATE POSSESSION!&ndash; Move-In Ready! This well-cared-for unit is ready for you! Featuring in-suite laundry (stacking washer/dryer included!), a spacious 4-piece bath, and a large bedroom with a roomy closet, this home is both comfortable and practical. The open-concept living space is perfect for entertaining or just relaxing, and the cozy balcony offers a great spot to soak up the sun and enjoy summer evenings. The kitchen is well-equipped with plenty of cabinet and counter space, plus a small dining area. All appliances included! An easy-access parking space comes with the unit, and you're just a short walk or drive to all amenities, with a bus stop nearby for added convenience. These condos are well maintained, the monthly fees are just \$295.95 per month & include heat, water, garbage pick up, snow removal, common area maintenance, professional management. This well-maintained home is perfect for an investor or anyone looking for affordable, hassle-free living!