

114, 9810 96 Street  
Grande Prairie, Alberta

MLS # A2166166



**\$144,900**

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

**Heating:** In Floor, Electric, Hot Water

**Floors:** Carpet, Tile

**Roof:** Asphalt

**Basement:** None

**Exterior:** Brick, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 419

**LLD:** -

**Zoning:** RM

**Utilities:** -

**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!!