

213, 9810 96 Street  
Grande Prairie, Alberta

MLS # A2191011



**\$154,900**

<b>Division:</b>	Smith		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	646 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 296
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	Cable, Electricity, Heating Paid For, Sewer Connected
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

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

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!