

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!!