

**114, 9810 96 Street
Grande Prairie, Alberta**

MLS # A2118036



\$144,900

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

Heating:	In Floor, Electric, Hot Water	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 419
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

INVESTORS OR FIRST TIME BUYERS, MAYBE LOOKING FOR A CONVENIENT LOCATION IN THE HEART OF GRANDE PRAIRIE BUT VERY AFFORDABLE!!! 2 BED 2 BATH UNIT MAIN FLOOR UNIT, ACCESSIBLE AND COMFORTABLE UNIT. TENANTS IN PLACE OR CAN PROVIDE VACANT POSSESSION WITH NOTICE. ICF CONCRETE, TRIPLE GLAZED WINDOWS, GAS HOOK UP ON PATIO, CONCRETE FLOORS AND WALLS FOR SOUND BARRIER, MAKES THIS A WELL BUILT BUILDING!!! CONDO FEE INCL HEAT, WATER, SNOW REMOVAL, GARBAGE, LANDSCAPING AND EXTERIOR MAINTENANCE....