

**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		

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

**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!!