

**408, 9810 96 Street
Grande Prairie, Alberta**

MLS # A2244496



\$189,900

Division:	Smith		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,041 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Other
Floors:	Linoleum, Tile, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Other
Foundation:	-
Features:	Vinyl Windows, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 452
LLD:	-
Zoning:	RM
Utilities:	-

Inclusions: Electric Fireplace in Master Bedroom

Top Floor Corner Unit | South & West Views | 2 Bed, 2 Bath | Over 1,000 Sq.Ft. Bright and spacious top floor corner unit with south and west-facing windows, offering exceptional natural light and open sky views. This well designed 2-bedroom, 2-bathroom condo features over 1,000 sq.ft. of carpet-free living space with tile and vinyl plank flooring throughout. Interior Features: Open concept layout with a large living area Gas fireplace rough-in behind built-in TV feature In-suite laundry with stackable washer/dryer and room for stand-up freezer and/or extra storage Two generous bedrooms, both large enough for king-sized furniture Primary suite includes a walk-in closet, full ensuite, and custom accent wall with electric fireplace Outdoor Living: Covered patio with glass railing and natural gas BBQ hookup Open, airy feel with corner unit privacy Parking & Fees: One assigned parking stall included Additional stall available to rent (\$25–\$50/month, seasonal rate) Ample street parking nearby Condo Fees: \$452.29/month Fee Covers: heat, water, sewer, exterior/common area maintenance, garbage and snow removal, professional property management Building Amenities: Well-maintained, clean complex Tiled common areas Elevator access Secure parcel delivery area & mailboxes Location: Ideally located near downtown Grande Prairie, gas stations, and Keyera Place—a major recreation facility with pickleball, basketball, roller skating, badminton, skateboarding, and a climbing wall. Move-in ready and professionally cleaned. Enjoy all the comforts of modern condo living!