TheresaCallioux
Sutton Group Grande Prairie Professionals

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213, 9810 96 Street
Grande Prairie, Alberta

MLS # A2191011

$147,900

Division:	Smith
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Low-Rise (1-4)

Size:	646 sq.ft.	**Age:**	2008 (17 yrs old)
Beds:	1	**Baths:**	1

Garage:	Stall, Titled
Lot Size:	-
Lot Feat:	-

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

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

UNBELIEVABLE NEW PRICE – NOW JUST $147,900! Why Rent When You Can OWN for Less? Immediate Possession – Move-In Ready! This is the opportunity you’ve been waiting for! A fully turnkey condo at a fantastic new price of just $147,900—this kind of value is hard to find and won’t last long. Step inside and be impressed by everything this well-cared-for home has to offer: In-suite laundry with stacking washer and dryer Spacious 4-piece bathroom Large bedroom with a generous closet Bright, open-concept living space Private, sunny balcony to unwind and enjoy warm evenings Well-appointed kitchen with plenty of counter and cabinet space All appliances included You’ll also appreciate the convenience of your own easy-access parking stall and a well-maintained building with condo fees of only $295.95/month. Fees cover heat, water, garbage pick-up, snow removal, common area maintenance, and professional management—keeping things simple and affordable. Whether you're a first-time buyer, investor, or looking to downsize, this home delivers unbeatable value in a great location close to transit and all amenities. At just $147,900 with immediate possession, this is one opportunity you do not want to miss. Book your showing today before it’s gone!