

**314, 9810 96 Street**  
**Grande Prairie, Alberta**

**MLS # A2274267**



**\$154,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Central Business District          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 708 sq.ft.                         | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                    |                   |        |
|--------------------|--------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Boiler, In Floor                                                   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile                                                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                  | <b>Condo Fee:</b> | \$ 296 |
| <b>Basement:</b>   | -                                                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                | <b>Zoning:</b>    | RM     |
| <b>Foundation:</b> | -                                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** N/A

Perched on the third floor with added privacy and peace of mind, this immaculate lock and key condo delivers effortless living in a market where quality options are few and demand is strong. Sunlight pours through the open concept layout, highlighting the crisp finishes and the thoughtful flow between the beautifully designed kitchen and the welcoming main living space. Perfectly suited for anyone seeking simplicity without sacrificing comfort, this one bed, one bath suite offers a bright, functional environment that feels instantly inviting the moment you walk through the door. With zero exterior upkeep and a well kept interior that reflects true pride of ownership, this is an ideal opportunity for both first time buyers and investors looking for a reliable, low maintenance property. Secure your chance to view and appreciate the value in this property!