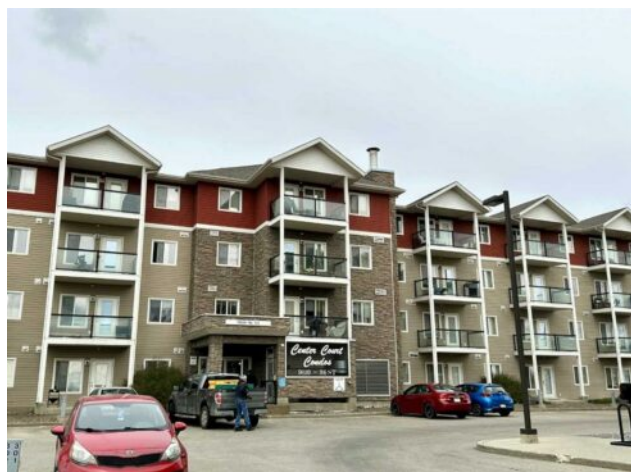


**213, 9810 96 Street
Grande Prairie, Alberta****MLS # A2191011****\$147,900**

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

?? ?A?MAZING PRICE ALERT! ?? Why Rent When You Can OWN for Less? Immediate Possession & Move-In Ready! Don't miss this incredible opportunity to own a fully turnkey condo at an unbeatable new low price of just \$147,900! Whether you're a first-time buyer, investor, or looking to downsize, this home offers exceptional value in a prime location. Step inside to find a well-maintained unit featuring in-suite laundry? with FULL SIZED washer? & dryer, a spacious 4-piece bathroom, a generous bedroom with a large closet, and an open-concept living area filled with natural light. Enjoy summer evenings on your sunny, private balcony, or cook with ease in the well-equipped kitchen with ample cabinet and counter space. All appliances are included! You’ll also love the convenience of your own easy-access parking stall and the peace of mind that comes with a well-run building. Condo fees are just \$295.95/month, covering heat, water, garbage pickup, snow removal, common area maintenance, and professional management. At just \$147,900 with immediate possession, this is your chance to break free from renting and step into affordable homeownership. Act quickly? - there are very few newer condos on the market at this awesome price!