

# \$147,900 - 213, 9810 96 Street, Grande Prairie

MLS® #A2191011

**\$147,900**

1 Bedroom, 1.00 Bathroom, 646 sqft

Residential on 0.00 Acres

Smith., Grande Prairie, Alberta

?? ?A?MAZING PRICE ALERT! ??

Why Rent When You Can OWN for Less?

Immediate Possession â€ 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!

Youâ€™™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!

Built in 2008

### Essential Information

MLS® #	A2191011
Price	\$147,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	646
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	213, 9810 96 Street
Subdivision	Smith.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V7T9

### Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Utilities	Electricity Available, Cable Available, Heating Paid For, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Stall, Titled

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Baseboard, Boiler, Hot Water
Cooling	None

# of Stories	4
<b>Exterior</b>	
Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood

**Additional Information**

Date Listed	April 2nd, 2025
Days on Market	76
Zoning	RM
HOA Fees	296
HOA Fees Freq.	MON

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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