



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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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	Water: -
Floors:		Linoleum, Tile, Vinyl Plank	Sewer: -
Roof:		-	Condo Fee: \$ 452
Basement:		-	LLD: -
Exterior:		Other	Zoning: RM
Foundation:		-	Utilities: -
Features:		Vinyl Windows, Walk-In Closet(s)	
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!