



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

780-831-7725  
jackadmin@gpremax.com

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

UNBEATABLE NEW PRICE &ndash; NOW JUST \$147,900! Why Rent When You Can OWN for Less? Immediate Possession &ndash; Move-In Ready! This is your chance to own a fantastic, fully turnkey condo for an incredible new low price of just \$147,900! Opportunities like this don&rsquo;t come around often&mdash;act fast before it&rsquo;s gone! This well-cared-for unit offers everything you need: In-suite laundry (stacking washer/dryer included) Spacious 4-piece bathroom Large bedroom with roomy closet Open-concept living space Sunny, private balcony to enjoy warm evenings Well-equipped kitchen with ample cabinets and counter space All appliances included Bonus: You also get your own easy-access parking stall! This is affordable living made easy. The building is well-maintained, and condo fees are just \$295.95/month&mdash;covering heat, water, garbage, snow removal, maintenance, and professional management. Whether you're a first-time buyer, investor, or looking to downsize&mdash;this home delivers VALUE. Close to amenities, transit, and everything you need. At just \$147,900 with immediate possession, this won&rsquo;t last long&mdash;book your showing today!