

# \$154,900 - 213, 9810 96 Street, Grande Prairie

MLS® #A2191011

**\$154,900**

1 Bedroom, 1.00 Bathroom, 646 sqft

Residential on 0.00 Acres

Smith., Grande Prairie, Alberta

Turnkey & Affordable with IMMEDIATE POSSESSION!â€ Move-In Ready! This well-cared-for unit is ready for you! Featuring in-suite laundry (stacking washer/dryer included!), a spacious 4-piece bath, and a large bedroom with a roomy closet, this home is both comfortable and practical. The open-concept living space is perfect for entertaining or just relaxing, and the cozy balcony offers a great spot to soak up the sun and enjoy summer evenings. The kitchen is well-equipped with plenty of cabinet and counter space, plus a small dining area. All appliances included! An easy-access parking space comes with the unit, and you're just a short walk or drive to all amenities, with a bus stop nearby for added convenience. These condos are well maintained, the monthly fees are just \$295.95 per month & include heat, water, garbage pick up, snow removal, common area maintenance, professional management. This well-maintained home is perfect for an investor or anyone looking for affordable, hassle-free living!

Built in 2008

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2191011  |
| Price     | \$154,900 |
| 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, Visitor Parking, Snow Removal, Trash  |
| Utilities      | Cable Available, Electricity Available, Heating Paid For, Sewer Connected, Water Connected |
| Parking Spaces | 1  |
| Parking        | Titled, Stall  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer     |
| Heating           | Baseboard, Boiler, Hot Water  |
| Cooling           | None  |
| # of Stories      | 4   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony                                   |
| Roof              | Asphalt Shingle                           |
| Construction      | Brick, Concrete, Vinyl Siding, Wood Frame |

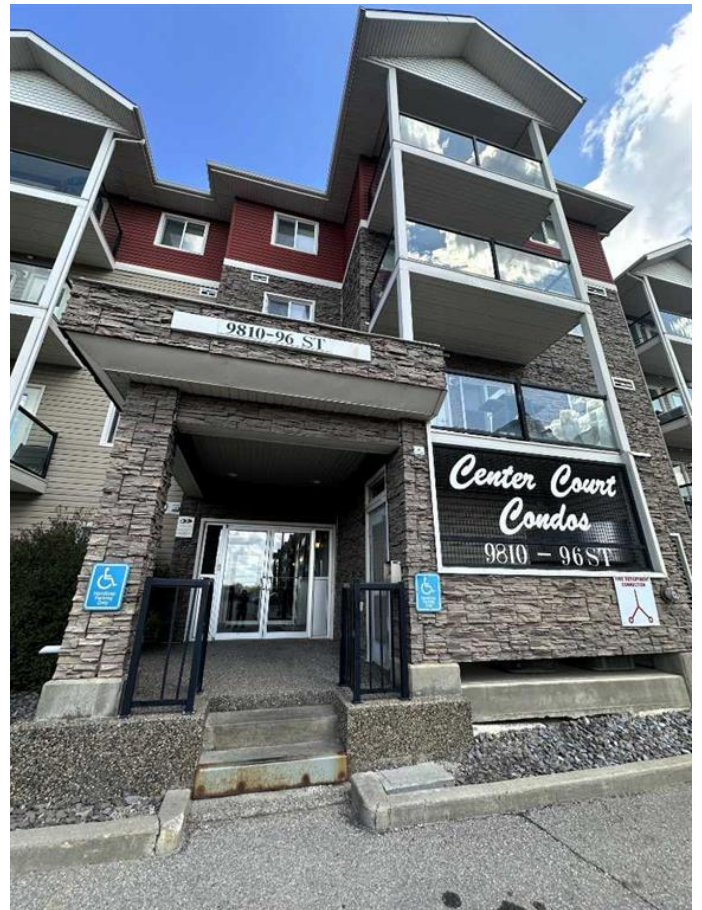
### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 2nd, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 18  |
| Zoning         | RM  |
| HOA Fees       | 296 |
| HOA Fees Freq. | MON |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|



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