

**412, 9810 96 Street
Grande Prairie, Alberta**

MLS # A2255437



\$198,000

Division:	Central Business District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	912 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Other	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Other	Condo Fee:	\$ 419
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	No Animal Home		

Inclusions: n/a

Top Floor 2 Bed, 2 Bath Condo – Bright, Spacious & Ideally Located/Welcome to this beautifully designed top-floor unit offering an abundance of natural light and unobstructed sky views. With two spacious bedrooms and two full bathrooms, this home delivers both comfort and convenience in one of Grande Prairie's most sought-after locations. Interior Highlights: Thoughtfully designed open-concept floor plan /In-suite laundry featuring a stackable washer/dryer, plus space for a stand-up freezer or extra storage/Two generously sized bedrooms, both accommodating king-sized furniture/Primary bedroom includes a walk-in closet, a full ensuite bath, and a stylish custom feature wall with an electric fireplace Outdoor Space:/Covered balcony with sleek glass railing/Equipped with a natural gas hookup—perfect for BBQing/Private corner unit placement enhances the airy, open ambiance Parking & Condo Fees: Includes one assigned parking stall/Option to rent an additional stall Convenient street parking available nearby/Condo fee: \$418/month, covering heat, water, sewer, garbage, snow removal, common area maintenance, and professional property management Building Features: Clean, well-maintained complex with tiled common areas/Elevator access for ease and mobility Secure mail and parcel delivery area/Prime Location :Just minutes from downtown Grande Prairie/Close to gas stations and Keyera Place—a vibrant recreation hub offering pickleball, basketball, roller skating, badminton, skateboarding, a climbing wall, and more/Experience modern condo living with space, style, and unbeatable convenience!Discover tranquility in the heart of the city at Center Court! With all-concrete construction, this condominium building offers unmatched soundproofing, ensuring your home is a serene escape from the hustle and bustle. Say goodbye

to noisy neighbors and late-night disturbances!