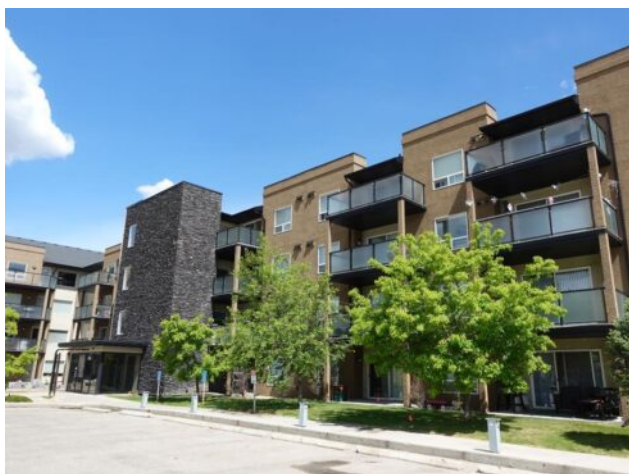


**211, 9124 96 Avenue
Grande Prairie, Alberta**

MLS # A2322074



\$214,900

Division:	Cobblestone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	655 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		
Heating:	Central		
Floors:	Carpet, Linoleum		
Roof:	-		
Basement:	-		
Exterior:	See Remarks, Stucco, Wood Frame		
Foundation:	-		
Features:	See Remarks		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 431		
LLD:	-		
Zoning:	RM		
Utilities:	-		

Inclusions: Fridge, stove, OTR microwave, dishwasher, stacked washer/dryer unit, key fob.

This well-kept 1-bedroom, 1-bathroom condo offers an excellent opportunity for first-time buyers, investors, or couples looking to build equity and invest in their future rather than pay rent. While the interior features its original finishes, the home has been exceptionally maintained and is in great condition. The kitchen offers well equipped cabinetry, all included appliances, and a convenient eating bar for casual dining. A designated dining area flows seamlessly into the bright and comfortable living room, creating a functional and inviting living space. Step outside onto the deck, where you'll enjoy added privacy thanks to the surrounding trees and a location set back from busy roads. Condo fees provide outstanding value and include an onsite manager, common property maintenance, water, heat, sewer, garbage collection, and one underground parking stall. Ideally situated in a quiet area, this condo is within walking distance of shopping, services, and other amenities, with easy access to public transportation. A great place to call home or add to your investment portfolio.