

**306, 9810 96 Street
Grande Prairie, Alberta**

MLS # A2344324



\$185,000

Division:	Smith		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	917 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Hot Water	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 455
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, washer, dryer (all appliances as is)

Welcome to Centre Court! This spacious 2 bedroom, 2 bathroom condo features an open-concept layout with access to a south facing balcony. The primary bedroom offers a walk-in closet and private ensuite, while the generous second bedroom provides plenty of additional space. A dedicated laundry room adds extra convenience. Centre Court is a well-built, energy-efficient building featuring quality concrete construction and comfortable in-floor heating. One assigned parking stall is included. A great opportunity for homeowners or investors! This is a pet friendly building (single small pets only)