

**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

Immediate Possession Available! This well-kept 1 bedroom, 1 bathroom condo in Center Court is move-in ready and full of value. Located on the second floor, the unit features a bright, open-concept layout with a kitchen that includes maple cabinets and flows seamlessly into the living room. Step out onto the north-facing patio—perfect for enjoying quiet mornings or shaded summer evenings. The spacious bedroom is filled with natural light and offers a generous closet and large window. You'll also appreciate the in-suite laundry room with washer and dryer included. Center Court is known for its energy-efficient design with steel and concrete construction, insulated concrete walls, in-floor heating, and triple-glazed windows—ensuring both comfort and low utility costs. The location is just minutes from downtown, offering easy access to shops, services, and transit. Affordable condo fees are just \$295.95/month and include heat and water. Don't miss this great opportunity—book your viewing today!