



**GRASSROOTS**  
REALTY GROUP

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**213, 9810 96 Street**  
**Grande Prairie, Alberta**

**MLS # A2191011**



**\$147,900**

<b>Division:</b>	Smith		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	646 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 296
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	Cable, Electricity, Heating Paid For, Sewer Connected
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

<b>Inclusions:</b>	Fridge, Stove, Dishwasher, Range Hood, Window Coverings, Washer, Dryer
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?? ?A?MAZING PRICE ALERT! ?? Why Rent When You Can OWN for Less? Immediate Possession & Move-In Ready! Don't miss this incredible opportunity to own a fully turnkey condo at an unbeatable new low price of just \$147,900! Whether you're a first-time buyer, investor, or looking to downsize, this home offers exceptional value in a prime location. Step inside to find a well-maintained unit featuring in-suite laundry? with FULL SIZED washer? & dryer, a spacious 4-piece bathroom, a generous bedroom with a large closet, and an open-concept living area filled with natural light. Enjoy summer evenings on your sunny, private balcony, or cook with ease in the well-equipped kitchen with ample cabinet and counter space. All appliances are included! You&rsquo;ll also love the convenience of your own easy-access parking stall and the peace of mind that comes with a well-run building. Condo fees are just \$295.95/month, covering heat, water, garbage pickup, snow removal, common area maintenance, and professional management. At just \$147,900 with immediate possession, this is your chance to break free from renting and step into affordable homeownership. Act quickly? - there are very few newer condos on the market at this awesome price!