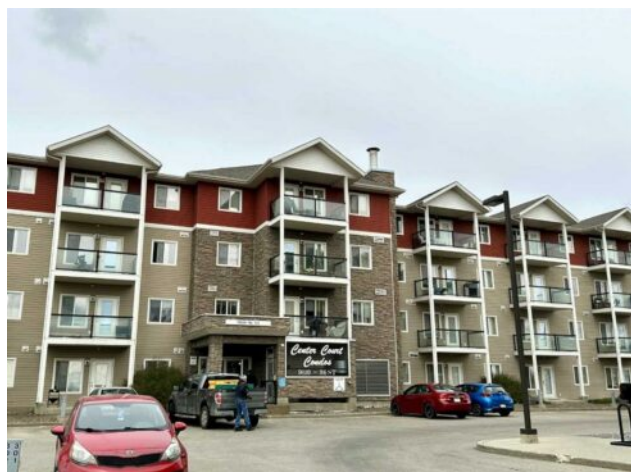


213, 9810 96 Street  
Grande Prairie, Alberta

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		

**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!