

**302, 9810 96 Street  
Grande Prairie, Alberta**

**MLS # A2274008**



# \$192,000

<b>Division:</b>	Smith		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	949 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Other	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 452
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home		

**Inclusions:** n/a

Welcome to Unit 302 at Centercourt a bright and well-designed two-bedroom, two-bathroom condo offering comfortable living in a convenient central location in Grande Prairie. The spacious primary bedroom features a full ensuite bathroom, providing added privacy and functionality. An open-concept kitchen and living area creates a welcoming space for everyday living and entertaining, while large windows bring in plenty of natural light. Enjoy the convenience of in-suite laundry and a practical layout that suits a variety of lifestyles. Close to shopping, dining, transit, and everyday amenities, this unit is ideal for first-time buyers, downsizers, or investors seeking a low-maintenance property.