

302, 9810 96 Street  
Grande Prairie, Alberta

MLS # A2274008



**\$192,000**

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

|             |                                   |            |        |
|-------------|-----------------------------------|------------|--------|
| Heating:    | Other                             | Water:     | -      |
| Floors:     | Carpet, Linoleum                  | Sewer:     | -      |
| Roof:       | Asphalt Shingle                   | Condo Fee: | \$ 452 |
| Basement:   | -                                 | LLD:       | -      |
| Exterior:   | Stucco, Wood Frame                | Zoning:    | RM     |
| Foundation: | -                                 | Utilities: | -      |
| Features:   | 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.