



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**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

Why keep renting when you can own this move-in ready condo for less? With immediate possession available, this is your chance to step into homeownership or add to your investment portfolio at an unbeatable value. This well-cared-for home offers comfort, convenience, and functionality throughout. You'll love the in-suite laundry with a stacking washer and dryer, the spacious four-piece bathroom, and the large bedroom with a generous closet. The open-concept living space is filled with natural light and flows nicely into a sunny private balcony—perfect for relaxing in the evenings. The kitchen is well-appointed with plenty of counter and cabinet space, and all appliances are included, making this truly a turnkey opportunity. An easy-access parking stall is included, and the building is professionally managed and well maintained. Condo fees are just \$295.95 per month and cover heat, water, garbage pick-up, snow removal, common area maintenance, and professional management—making for truly affordable and worry-free living. Whether you're buying your first home, looking to downsize, or investing in a rental property, this home offers unmatched value in a great location close to amenities and public transit. At just \$147,900, this opportunity won't last long. Book your showing today before it's gone!