

\$198,000 - 412, 9810 96 Street, Grande Prairie

MLS® #A2255437

\$198,000

2 Bedroom, 2.00 Bathroom, 912 sqft

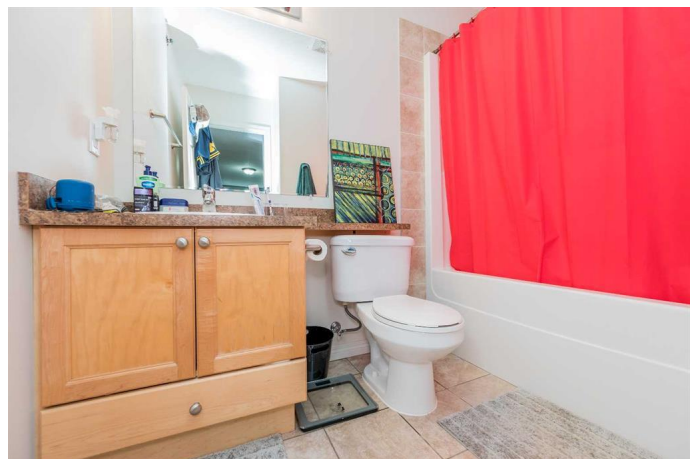
Residential on 0.00 Acres

Smith., Grande Prairie, Alberta

Top Floor 2 Bed, 2 Bath Condo – Bright, Spacious & Ideally Located/Welcome to this beautifully designed top-floor unit offering an abundance of natural light and unobstructed sky views. With two spacious bedrooms and two full bathrooms, this home delivers both comfort and convenience in one of Grande Prairie's most sought-after locations. Interior Highlights: Thoughtfully designed open-concept floor plan /In-suite laundry featuring a stackable washer/dryer, plus space for a stand-up freezer or extra storage/Two generously sized bedrooms, both accommodating king-sized furniture/Primary bedroom includes a walk-in closet, a full ensuite bath, and a stylish custom feature wall with an electric fireplace Outdoor Space:/Covered balcony with sleek glass railing/Equipped with a natural gas hookup – perfect for BBQing/Private corner unit placement enhances the airy, open ambiance

Parking & Condo Fees: Includes one assigned parking stall/Option to rent an additional stall Convenient street parking available nearby/Condo fee: \$418/month, covering heat, water, sewer, garbage, snow removal, common area maintenance, and professional property management

Building Features: Clean, well-maintained complex with tiled common areas/Elevator access for ease and mobility Secure mail and parcel delivery area/Prime Location :Just minutes from downtown Grande Prairie/Close



to gas stations and Keyera Place—a vibrant recreation hub offering pickleball, basketball, roller skating, badminton, skateboarding, a climbing wall, and more/Experience modern condo living with space, style, and unbeatable convenience!Discover tranquility in the heart of the city at Center Court! With all-concrete construction, this condominium building offers unmatched soundproofing, ensuring your home is a serene escape from the hustle and bustle. Say goodbye to noisy neighbors and late-night disturbances!

Built in 2008

Essential Information

MLS® #	A2255437
Price	\$198,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	912
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	412, 9810 96 Street
Subdivision	Smith.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	t8v 7t9

Amenities

Amenities	Elevator(s), Snow Removal
-----------	---------------------------

Parking Spaces	1
Parking	Parking Lot, Stall
# of Garages	1

Interior

Interior Features	No Animal Home
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Other
Cooling	Other
# of Stories	4

Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Other
Construction	Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	30
Zoning	RM

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.