

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

MLS® #A2255437

**\$198,000**

2 Bedroom, 2.00 Bathroom, 912 sqft

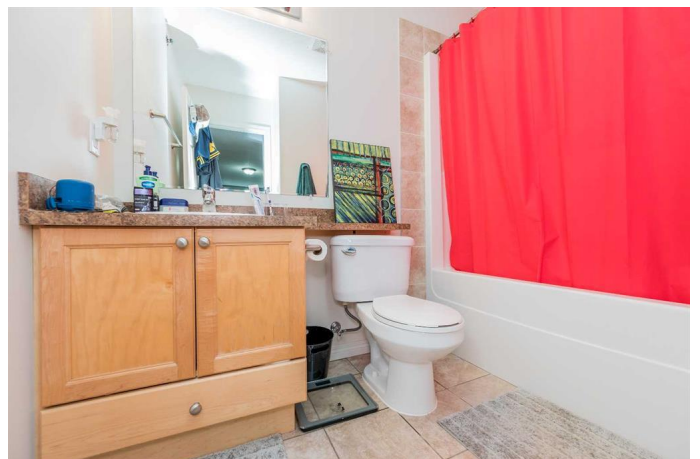
Residential on 0.00 Acres

Central Business District., Grande Prairie, Alberta

Top Floor 2 Bed, 2 Bath Condo – Bright, Spacious & Ideally Located/Welcome to this beautifully designed top-floor corner 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 Placeâ€”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!

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	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	t8v 7t9

**Amenities**

Amenities	Elevator(s), Snow Removal
Parking Spaces	1
Parking	Stall, Parking Lot
# 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	Other

## Additional Information

Date Listed	September 10th, 2025
Days on Market	2
Zoning	RM

## Listing Details

Listing Office	RE/MAX Grande Prairie
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