

**103, 9810 96 Street**  
**Grande Prairie, Alberta**

**MLS # A2176593**



**\$179,900**

<b>Division:</b>	Smith		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	635 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	130.96 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 296
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

What a showstopper! If you're looking for an apartment condo but are tired of looking at the same units with generic finishings, then you need to check out this beautiful, fully renovated, executive unit in Center Court. Fully refinished, this home has a beautiful, bright eat-in kitchen featuring hard surface countertops, stainless steel appliances, tile backsplash and rustic accents. The luxury vinyl plank flows through into the bright living room with a great accent wall and the door to access your main level patio. The bedroom has been finished with a built-in headboard and reading lights while the bathroom has also received new life with clean and bright subway tile, a new vanity, light and accents. This unit comes equipped with a generous sized laundry/storage room with a new stackable laundry unit and built-in storage. Located in one of the most well built and energy efficient buildings in the city constructed with an ICF wall system, steel and concrete floors with in-floor heating and triple pane windows. This unit comes with one assigned parking stall. For more information or to arrange a viewing please contact your favorite real estate professional today! \*Listing real estate associate has ownership interest in property