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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.