

# \$189,900 - 408, 9810 96 Street, Grande Prairie

MLS® #A2244496

**\$189,900**

2 Bedroom, 2.00 Bathroom, 1,041 sqft  
Residential on 0.00 Acres

Smith., Grande Prairie, Alberta

Top Floor Corner Unit | South & West Views |  
2 Bed, 2 Bath | Over 1,000 Sq.Ft.

Bright and spacious top floor corner unit with south and west-facing windows, offering exceptional natural light and open sky views. This well designed 2-bedroom, 2-bathroom condo features over 1,000 sq.ft. of carpet-free living space with tile and vinyl plank flooring throughout.

#### Interior Features:

Open concept layout with a large living area  
Gas fireplace rough-in behind built-in TV feature

In-suite laundry with stackable washer/dryer  
and room for stand-up freezer and/or extra storage

Two generous bedrooms, both large enough  
for king-sized furniture

Primary suite includes a walk-in closet, full  
ensuite, and custom accent wall with electric  
fireplace

#### Outdoor Living:

Covered patio with glass railing and natural  
gas BBQ hookup

Open, airy feel with corner unit privacy

#### Parking & Fees:

One assigned parking stall included

Additional stall available to rent

(\$25â€“\$50/month, seasonal rate)

Ample street parking nearby



**Condo Fees:**

\$452.29/month

Fee Covers: heat, water, sewer,  
exterior/common area maintenance, garbage  
and snow removal, professional property  
management

**Building Amenities:**

Well-maintained, clean complex  
Tiled common areas  
Elevator access  
Secure parcel delivery area & mailboxes

**Location:**

Ideally located near downtown Grande Prairie,  
gas stations, and Keyera Place—a major  
recreation facility with pickleball, basketball,  
roller skating, badminton, skateboarding, and  
a climbing wall.

Move-in ready and professionally cleaned.  
Enjoy all the comforts of modern condo living!

Built in 2008

**Essential Information**

MLS® #	A2244496
Price	\$189,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,041
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	408, 9810 96 Street
Subdivision	Smith.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V7T9

### **Amenities**

Amenities	Elevator(s)
Parking Spaces	1
Parking	Stall, Assigned

### **Interior**

Interior Features	Vinyl Windows, Walk-In Closet(s)
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Other
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Gas, Master Bedroom
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Other

### **Additional Information**

Date Listed	August 1st, 2025
Days on Market	5
Zoning	RM

### **Listing Details**

Listing Office	Royal LePage - The Realty Group
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