

\$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	Assigned, Stall

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	Gas, Master Bedroom, Electric
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Other

Additional Information

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

Listing Details

Listing Office	Royal LePage - The Realty Group
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