

24, 9640 92 Avenue  
Grande Prairie, Alberta

MLS # A2168287



**\$114,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	923 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	509.03 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 598
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** TV mount, BBQ, and kitchen table with four chairs.

Prepare to experience peaceful 45+ living at Brodie Manor in this well-maintained condo. The building is warm and inviting, featuring a well designed garden entrance, outdoor relaxation areas, and a welcoming lobby. Inside, the spotless unit reflects pride of ownership and offers two bedrooms, one bathroom, and a functional U-shaped kitchen with a spacious dining area. The large primary bedroom includes a bright window and a walk-in closet for ample storage. The living room opens to a balcony, and includes a BBQ, with a nice view of a large green space, several trees, and the highly likely possibility of winter deer sightings, thanks to its glass paneling for unobstructed views. The unit is equipped with in-suite laundry hookups, and the building has seen recent upgrades. Residents have access to a third-floor common area for socializing and a fitness room on the first floor. Condo fees cover heat, water, garbage, sewer, common area maintenance, and an assigned parking stall. Schedule in to view today!!