

**417, 9700 92 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2164552**



**\$199,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	956 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	0.36 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 417
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, Window Coverings

Take advantage of low maintenance living with this 2 bed, 2 bath condo located in Highland park close to shopping, schools and other amenities. Complete with underground parking, no more shovelling or brushing off snow! This 4th level condo is updated with new flooring, fresh paint and features an open floor plan with a spacious entry including a coat closet. Wrapped around is the kitchen complete with white cabinetry providing plenty of storage space, tile backsplash and a walk in pantry doubling as in suite laundry. The living room is North facing with a patio door to balcony that overlooks the courtyard and green space. The primary bedroom has its own walk through closet into a 4pc ensuite, there is a secondary bedroom and full bathroom. Condo fees include snow removal, lawn care, outside maintenance, water & heat. Don't wait, this won't last long!