

24, 9640 92 Avenue
Grande Prairie, Alberta

MLS # A2168287



\$114,900

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

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|--------------------|---------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 598 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | RM |
| Foundation: | - | Utilities: | - |
| Features: | 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!!