

**24, 9640 92 Avenue
Grande Prairie, Alberta**

MLS # A2168287



\$114,900

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:	-		

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!!