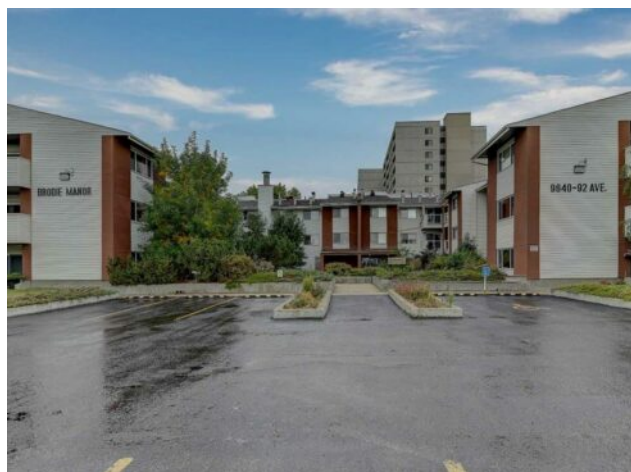


22, 9640 92 Avenue
Grande Prairie, Alberta

MLS # A2205088



\$124,900

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Highland Park | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 923 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Off Street, Stall | | |
| Lot Size: | 509.03 Acres | | |
| Lot Feat: | - | | |

| | | | |
|-------------|-------------------|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 616 |
| Basement: | - | LLD: | - |
| Exterior: | Mixed | Zoning: | RM |
| Foundation: | - | Utilities: | - |
| Features: | Closet Organizers | | |

Inclusions: N/A

Adult Living in Brodie Manor! Enjoy comfort and convenience in this well-maintained 45+ condo complex designed for peaceful living. This bright corner unit with a wrap-around balcony offers plenty of natural light and beautiful views of green space and mature trees, with the chance of deer sightings. The balcony features glass paneling, room for a BBQ, and outdoor seating—a perfect space for relaxing or entertaining. Inside, the unit is spotless and reflects pride of ownership. Offering 2 bedrooms and 1 bathroom, the spacious primary bedroom includes a large window and a walk-in closet. The second bedroom is perfect for guests, an office, or a hobby room. The functional U-shaped bright kitchen has been refreshed with white painted cabinets and is equipped with a fridge, stove, and microwave. A convenient cutout overlooks the generous dining area. The cozy living room provides access to the balcony for seamless indoor-outdoor living. The flooring is a mix of cozy carpet and easy-to-maintain linoleum. For added convenience, the unit includes in-suite laundry hookups, and a stackable washer and dryer are included. Plus, there's a shared laundry room on each floor for extra washing needs, whether it's for bedding or spring cleaning. Residents also have access to a third-floor common area for social gatherings and a fitness room on the first floor. Recent building upgrades provide peace of mind for future homeowners. Condo fees of \$616/month cover heat, water, garbage, sewer, common area maintenance, and an assigned parking stall (#22). Immediate possession is available—this is the perfect opportunity for adults seeking a well-cared-for, quiet home in a welcoming community. Book your showing today!