



**GRASSROOTS**  
REALTY GROUP

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**320, 9700 92 Avenue  
Grande Prairie, Alberta**

**MLS # A2243051**



**\$225,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	950 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 414
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, See Remarks		

**Inclusions:** none

Welcome to Grande Plaza, where comfort meets convenience in one of Grande Prairie's most desirable condo communities. This beautifully maintained 2-bedroom, 2-bathroom unit offers the perfect blend of function and warmth with a sunny, south facing view that floods the space with natural light year round. This bright, open concept layout is ideal for both everyday living and entertaining. The kitchen flows seamlessly into the dining and living areas, while the private balcony is perfect for enjoying your morning coffee or winding down in the evening. The primary suite features a full ensuite and generous closet space, while the second bedroom is perfect for guests, a roommate, or a home office setup. Additional perks include in-suite laundry, 1 heated underground parking stall with an additional above ground leased stall, as well as welcoming common areas. Residents of Grande Plaza love the strong sense of community and tend to stay long-term, making this a rare opportunity to join a well established, sought after building. \*\* Current Lease in place until January 31, 2026\*\*