



**9, 9640 92 Avenue
Grande Prairie, Alberta**

MLS # A2278734



\$137,500

Division: Highland Park

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Multi Level Unit

Size: 896 sq.ft. **Age:** 1980 (46 yrs old)

Beds: 2 **Baths:** 1

Garage: Stall

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 624

LLD: -

Zoning: RM

Utilities: -

Heating: Baseboard

Floors: Carpet, Linoleum, Vinyl

Roof: Asphalt Shingle

Basement: -

Exterior: Vinyl Siding

Foundation: -

Features: See Remarks

Inclusions: N/A

45+ Brodie Manor condominium apartment lifestyle living. Ground floor unit steps away from front doors. Layout includes kitchen area, dining space, spacious living room, two bedrooms and 3 piece bath. There is a shared laundry just down the hall. You can install your own laundry in the unit with Board approval. Pet allowed but some restrictions. Bus stop out front and Resources Road flows north south just to the east off 92 Avenue which also spills onto main 100th street for north south downtown access. Brodie Manor has additional storage areas to inquire about plus a 3rd floor common area to entertain and a fitness area to enjoy as well. Condominium fees cover assigned parking stall, heat, water, sewer, garbage, snow removal, grounds maintenance, building insurance, and reserve fund contributions.