



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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:	-		

Heating: Baseboard

Floors: Carpet, Linoleum, Vinyl

Roof: Asphalt Shingle

Basement: -

Exterior: Vinyl Siding

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 624

LLD: -

Zoning: RM

Utilities: -

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.