



110, 9700 92 Avenue
Grande Prairie, Alberta

MLS # A2300436



\$145,000

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	511 sq.ft.	Age:	1996 (30 yrs old)
Beds:	-	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Linoleum, Vinyl Plank

Roof: -

Basement: -

Exterior: Vinyl Siding

Foundation: -

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 194

LLD: -

Zoning: RM

Utilities: -

Inclusions: N/A

Welcome to this beautifully maintained ground-floor bachelor suite in one of Grande Prairie's most convenient and desirable locations! Perfect for first-time buyers, investors, or those looking to simplify, this bright and functional space offers comfortable living with thoughtful features throughout. Enjoy the ease of ground-floor access with your own private patio, complete with a paved pad right outside the patio doors—ideal for morning coffee, outdoor seating, or quick, no-stairs entry. Inside, the open-concept layout maximizes space and natural light, creating a warm and inviting atmosphere. This unit also includes the convenience of in-suite laundry and an assigned parking stall, adding everyday practicality and value. Located in a fantastic area, you'll love being surrounded by amenities—shopping, restaurants, parks, and transit are all just steps away, making this an unbeatable spot for a connected and low-maintenance lifestyle. Whether you're looking to get into the market or expand your investment portfolio, this charming and affordable suite is an opportunity you won't want to miss!