



14, 9640 92 Avenue  
Grande Prairie, Alberta

MLS # A2101412



**\$114,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Assigned, Outside, Parking Lot, Paved, Stall		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 523
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

You're in luck! Not 55+ but 45+ Brodie Manor condominium apartment lifestyle living. Ground floor to boot with keyed patio door to access outside quickly and easily. Another outside entrance right down the hall from entry, convenient southeast corner unit with energized parking stall steps away. Off-centre kitchen area looks out to a dining space or a few steps over to the living room and is convenient to the large main door entry area with a roomy closet and handy to the main bath and bedrooms. Laundry and fitness rooms down the hall. 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 heat, water, assigned parking stall.