



GRASSROOTS
REALTY GROUP

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14, 9640 92 Avenue
Grande Prairie, Alberta

MLS # A2101412



\$114,900

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

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