

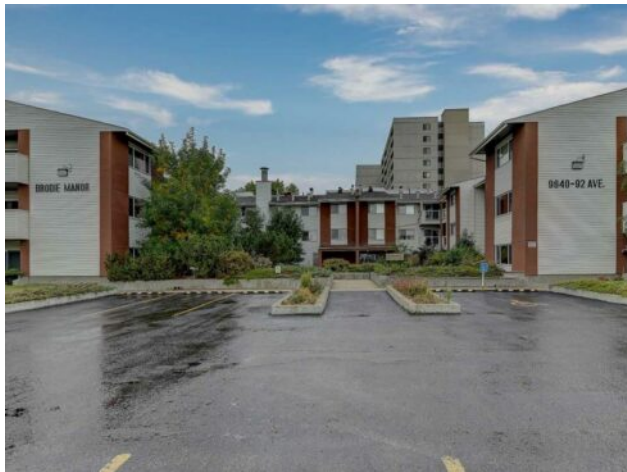


GRASSROOTS
REALTY GROUP

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22, 9640 92 Avenue
Grande Prairie, Alberta

MLS # A2205088



\$124,900

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	923 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	509.03 Acres		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Linoleum
Roof:	-
Basement:	-
Exterior:	Mixed
Foundation:	-
Features:	Closet Organizers

Water:	-
Sewer:	-
Condo Fee:	\$ 616
LLD:	-
Zoning:	RM
Utilities:	-

Inclusions: N/A

Adult Living in Brodie Manor! Enjoy comfort and convenience in this well-maintained 45+ condo complex designed for peaceful living. This bright corner unit with a wrap-around balcony offers plenty of natural light and beautiful views of green space and mature trees, with the chance of deer sightings. The balcony features glass paneling, room for a BBQ, and outdoor seating—a perfect space for relaxing or entertaining. Inside, the unit is spotless and reflects pride of ownership. Offering 2 bedrooms and 1 bathroom, the spacious primary bedroom includes a large window and a walk-in closet. The second bedroom is perfect for guests, an office, or a hobby room. The functional U-shaped bright kitchen has been refreshed with white painted cabinets and is equipped with a fridge, stove, and microwave. A convenient cutout overlooks the generous dining area. The cozy living room provides access to the balcony for seamless indoor-outdoor living. The flooring is a mix of cozy carpet and easy-to-maintain linoleum. For added convenience, the unit includes in-suite laundry hookups, and a stackable washer and dryer are included. Plus, there's a shared laundry room on each floor for extra washing needs, whether it's for bedding or spring cleaning. Residents also have access to a third-floor common area for social gatherings and a fitness room on the first floor. Recent building upgrades provide peace of mind for future homeowners. Condo fees of \$616/month cover heat, water, garbage, sewer, common area maintenance, and an assigned parking stall (#22). Immediate possession is available—this is the perfect opportunity for adults seeking a well-cared-for, quiet home in a welcoming community. Book your showing today!

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