# \$112,500 - 33, 9640 92 Avenue, Grande Prairie

MLS® #A2216998

# \$112,500

2 Bedroom, 1.00 Bathroom, 850 sqft Residential on 0.00 Acres

Highland Park., Grande Prairie, Alberta

This adorable apartment in Brodie Manor is close to all downtown amenities and perfect for an active senior! Walking trails, green spaces, shopping and dining, all close by!

Situated on the 2nd floor right off the elevator, this 2 bedroom 1 bathroom apartment offers plenty of natural light and great space for all your living needs.

Updated paint throughout brings subtle vibrance into the home, and compliments the wood cabinetry in the kitchen. You will find plenty of storage for all your cooking needs, and the peek-a-boo window into the dining room is perfect for entertaining guests. The double vanity in the bathroom is elegant and functional, with modern touches throughout. The two bedrooms offer plenty of space for your beloved bedroom set, while the living room and dining room can accomodate just about any size of furniture.

Brodie Manor is a 45+ community, offering the quiet comfort you are looking for. Monthly condo fees include heat, water, sewer, garbage, snow removal and grounds maintenance, building insurance and reserve fund contributions,

Call your trusted Realtor today to book into this little gem, located just off of Resources Road at the south end of the downtown core.







Built in 1980

#### **Essential Information**

MLS® # A2216998 Price \$112,500

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 850

Acres 0.00 Year Built 1980

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 33, 9640 92 Avenue

Subdivision Highland Park.
City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8V 0R4

## **Amenities**

Amenities Elevator(s), Parking, Laundry

Parking Spaces 1

Parking Assigned, Stall

## Interior

Interior Features Ceiling Fan(s), Double Vanity, Elevator, No Animal Home, Pantry

Appliances Refrigerator, Stove(s)

Heating Boiler Cooling None

# of Stories 3

## **Exterior**

Exterior Features Balcony

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding

## **Additional Information**

Date Listed May 2nd, 2025

61

Days on Market

Zoning RM

HOA Fees 582

HOA Fees Freq. MON

# **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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