

22, 9640 92 Avenue  
Grande Prairie, Alberta

MLS # A2205088



**\$124,900**

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

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 616

**Basement:** -

**LLD:** -

**Exterior:** Mixed

**Zoning:** RM

**Foundation:** -

**Utilities:** -

**Features:** Closet Organizers

**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!