

# \$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

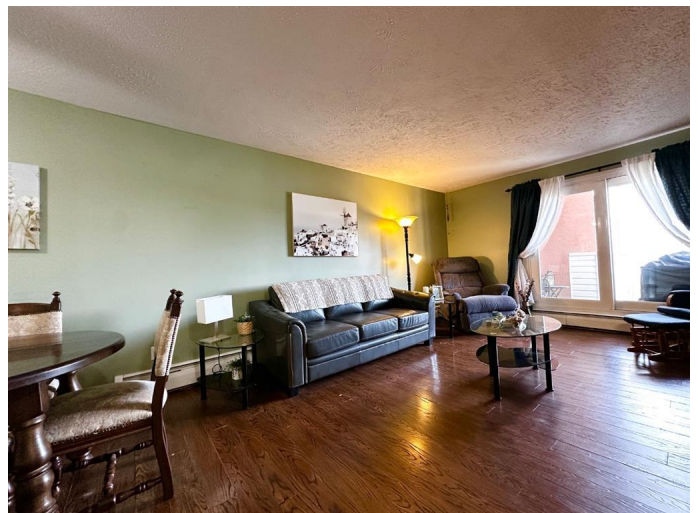
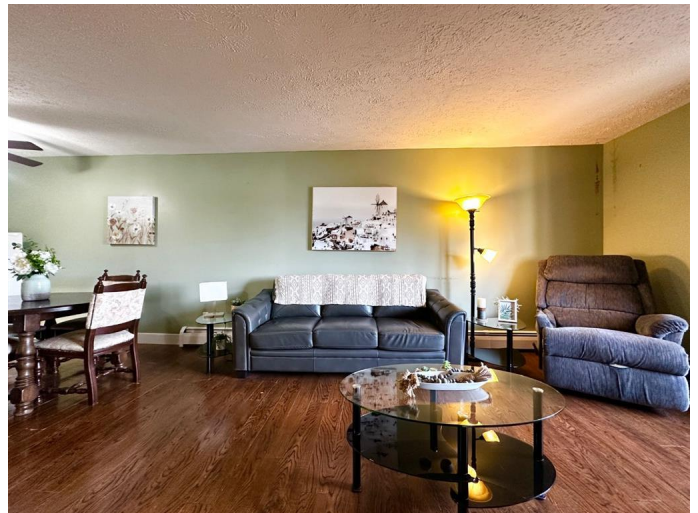
This adorable apartment in Brodie Manor is close to all downtown amenities and perfect for an active senior! Walking trails, green spaces, shopping and dining, all close by!

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 accommodate 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), Laundry, Parking
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
Days on Market	49
Zoning	RM
HOA Fees	582
HOA Fees Freq.	MON

## **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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