

# \$124,900 - 22, 9640 92 Avenue, Grande Prairie

MLS® #A2205088

**\$124,900**

2 Bedroom, 1.00 Bathroom, 923 sqft

Residential on 509.03 Acres

Highland Park., Grande Prairie, Alberta

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 availableâ€”this is the perfect opportunity for adults seeking a well-cared-for, quiet home in a welcoming community.

Book your showing today!

Built in 1980

**Essential Information**

MLS® #	A2205088
Price	\$124,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	923
Acres	509.03
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	22, 9640 92 Avenue
Subdivision	Highland Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V0H4

**Amenities**

Amenities	Elevator(s), Storage, Visitor Parking, Laundry, Party Room
Parking Spaces	1
Parking	Off Street, Stall

## Interior

Interior Features	Closet Organizers
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Balcony
Construction	Mixed

## Additional Information

Date Listed	March 24th, 2025
Days on Market	25
Zoning	RM

## Listing Details

Listing Office	Royal LePage - The Realty Group
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