

**33, 9640 92 Avenue
Grande Prairie, Alberta**

MLS # A2216998



\$115,000

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 599
Basement:	-	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Elevator, No Animal Home, Pantry		

Inclusions: n/a

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.