

306, 9700 92 Avenue  
Grande Prairie, Alberta

MLS # A2215005



**\$224,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	959 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 406
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan		

**Inclusions:** All light fixtures, all window coverings

Welcome to easy condo living at Grande Plaza! This well-kept 2-bedroom, 2-bathroom unit offers comfort, convenience, and a great location close to Railtown amenities (Starbucks, Subway, A Gas Station, Car wash, etc.) and the downtown core. Inside, you'll find a spacious kitchen with plenty of room to cook and entertain, along with a cozy dining area for everyday meals or get-togethers. Off the kitchen is your personal laundry room with lots of room for linen or food storage! The primary bedroom features an oversized walk-through closet that leads to a private ensuite—perfect for added privacy. A second bedroom and full bathroom make it easy to host guests or set up a home office. You'll also have the convenience of a titled underground parking spot. Secure, private, and keeps your vehicles out of all the Grande Prairie seasons. Grab a morning coffee & watch the amazing sunrises we get here in GP! Whether you're downsizing, just starting out, or looking for low maintenance living in a central spot, this condo checks all the boxes.