

33, 9640 92 Avenue  
Grande Prairie, Alberta

MLS # A2216998



**\$120,000**

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

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 582
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Elevator, No Animal Home, Pantry		

**Inclusions:** two additional refrigerators in dining room

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 accomodate 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.