

**9, 9640 92 Avenue
Grande Prairie, Alberta**

MLS # A2318727



\$134,900

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	896 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 624
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions: N/A

Comfortable & Convenient 45+ Living! Welcome to this well maintained, main floor condo offering the perfect blend of comfort, convenience, and community. This bright and inviting home features 2 bedrooms, 1 bathroom, and a functional layout designed for easy everyday living. The spacious living area is filled with natural light and features patio doors that lead directly to a private concrete patio and a green space, providing the perfect spot to enjoy your morning coffee or relax outdoors. The dining area flows seamlessly into the kitchen, creating a welcoming space for both daily living and entertaining. Neutral finishes and a practical floor plan make it easy to move right in and make the space your own. A convenient in suite storage room provides valuable extra space for seasonal items and household essentials. Additional storage within the building may be available upon application. Residents also enjoy the convenience of a shared laundry room on each floor, a large elevator for easy accessibility, and a welcoming common area where neighbours can gather for coffee, games, puzzles, and socializing. Outside, you'll appreciate the assigned parking stall along with plenty of visitor parking for family and friends. Brodie Manor is perfect for a low-maintenance lifestyle while remaining close to everyday amenities and services. Whether you're looking to downsize or simply enjoy the benefits of adult living, this charming condo is ready to welcome you home. Please note some photos are virtually staged.