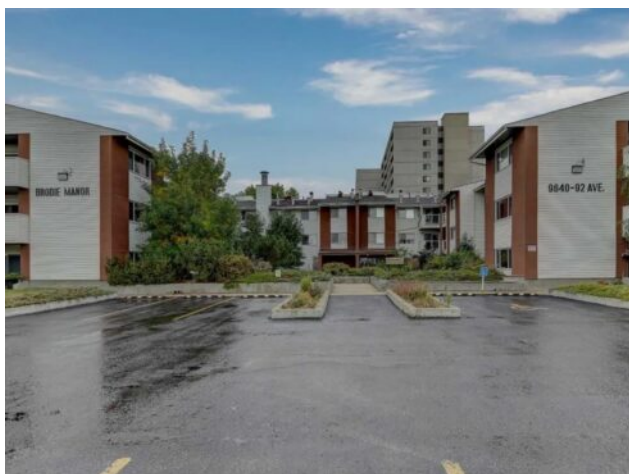


**35, 9640 92 Avenue
Grande Prairie, Alberta**

MLS # A2339159

\$115,000



Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	686 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 473
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove

Welcome to this top-floor, 1-bedroom condo in an adult-living building, offering a comfortable and low-maintenance lifestyle. Located on the 3rd floor, this unit features a spacious bedroom and a functional layout with an east-facing balcony, perfect for enjoying the morning sun. The kitchen features painted cabinetry, an updated countertop, tile flooring, fridge and stove. The dining area is finished with laminate flooring, while the living room and bedroom are carpeted for added comfort. A 4-piece bathroom features tile flooring, and the tiled entry provides a practical and easy-to-maintain welcome into the unit. Additional features include an in-suite storage room and convenient no-cost laundry facilities located on the same floor. Condo fees are \$473/month and include heat and water. A great opportunity for those looking for affordable, easy-care adult living in Grande Prairie.