



**GRASSROOTS**  
REALTY GROUP

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**38, 9640 92 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2208806**



**\$129,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	932 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 616
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave

Welcome to this beautifully maintained 2 bedroom, 1 bathroom condo located on the desirable third floor in Brodie Manor, an adult living complex. Offering a bright and spacious layout, this unit features an open concept living and dining area, a modern kitchen with stainless steel appliances, and a private balcony perfect for enjoying your morning coffee. The primary suite boasts a large walk-in closet while the second bedroom is ideal for guests or a home office. There is a full bathroom plus storage space. With laundry on each floor, secure building access, and convenient parking, this condo offers comfort, convenience, and style on one perfect package. Book your showing today!