

\$124,900 - 22, 9640 92 Avenue, Grande Prairie

MLS® #A2205088

\$124,900

2 Bedroom, 1.00 Bathroom, 923 sqft

Residential on 509.03 Acres

Highland Park., Grande Prairie, Alberta

Adult Living in Brodie Manor! Enjoy comfort and convenience in this well-maintained 45+ condo complex designed for peaceful living. This bright corner unit with a wrap-around balcony offers plenty of natural light and beautiful views of green space and mature trees, with the chance of deer sightings. The balcony features glass paneling, room for a BBQ, and outdoor seating—a perfect space for relaxing or entertaining.

Inside, the unit is spotless and reflects pride of ownership. Offering 2 bedrooms and 1 bathroom, the spacious primary bedroom includes a large window and a walk-in closet. The second bedroom is perfect for guests, an office, or a hobby room. The functional U-shaped bright kitchen has been refreshed with white painted cabinets and is equipped with a fridge, stove, and microwave. A convenient cutout overlooks the generous dining area. The cozy living room provides access to the balcony for seamless indoor-outdoor living. The flooring is a mix of cozy carpet and easy-to-maintain linoleum.

For added convenience, the unit includes in-suite laundry hookups, and a stackable washer and dryer are included. Plus, there's a shared laundry room on each floor for extra washing needs, whether it's for bedding or spring cleaning. Residents also have access to a third-floor common area for social gatherings and a fitness room on the



first floor. Recent building upgrades provide peace of mind for future homeowners.

Condo fees of \$616/month cover heat, water, garbage, sewer, common area maintenance, and an assigned parking stall (#22). Immediate possession is available—this is the perfect opportunity for adults seeking a well-cared-for, quiet home in a welcoming community.

Book your showing today!

Built in 1980

Essential Information

MLS® #	A2205088
Price	\$124,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	923
Acres	509.03
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	22, 9640 92 Avenue
Subdivision	Highland Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V0H4

Amenities

Amenities	Elevator(s), Storage, Visitor Parking, Laundry, Party Room
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Closet Organizers
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Mixed

Additional Information

Date Listed	March 24th, 2025
Days on Market	25
Zoning	RM

Listing Details

Listing Office	Royal LePage - The Realty Group
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