



CORY PELCHAT
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 GRASSROOTS REALTY GROUP LTD.

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38, 9640 92 Avenue
Grande Prairie, Alberta

MLS # A2208806



\$129,900

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

Heating:	Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 616
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	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!