

313, 9700 92 Avenue  
Grande Prairie, Alberta

MLS # A2216838



**\$239,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Highland Park                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 931 sq.ft.                         | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, 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> | \$ 410 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed   | <b>Zoning:</b>    | RM     |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** n/a

Welcome to this stunning 3rd floor 2-bedroom, 2-bathroom condo in Grande Plaza. Boasting a spacious and open floor plan that is sure to impress, this beautiful unit has an updated kitchen that comes fully equipped with all appliances. Adjacent to the kitchen, you'll find a generous laundry/storage room featuring washer and dryer for added convenience. The master bedroom includes a walk-in closet that leads to a full ensuite bathroom, providing a private retreat. Enjoy the breathtaking views from your balcony, overlooking the serene courtyard with mature trees and frequent wildlife sightings in the green space. This unit also includes a heated underground parking stall for your comfort and convenience as well as an outdoor powered parking stall as well. This is a fantastic building with great residents, Don't miss out on this fantastic opportunity!