

**110, 9700 92 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2300436**



**\$129,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Highland Park                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Loft/Bachelor/Studio     |               |                   |
| <b>Size:</b>     | 511 sq.ft.                         | <b>Age:</b>   | 1996 (30 yrs old) |
| <b>Beds:</b>     | -                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Linoleum, Vinyl Plank           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 194 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding                    | <b>Zoning:</b>    | RM     |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

**Inclusions:** N/A

Welcome to this beautifully maintained ground-floor bachelor suite in one of Grande Prairie's most convenient and desirable locations! Perfect for first-time buyers, investors, or those looking to simplify, this bright and functional space offers comfortable living with thoughtful features throughout. Enjoy the ease of ground-floor access with your own private patio, complete with a paved pad right outside the patio doors—ideal for morning coffee, outdoor seating, or quick, no-stairs entry. Inside, the open-concept layout maximizes space and natural light, creating a warm and inviting atmosphere. This unit also includes the convenience of in-suite laundry and an assigned parking stall, adding everyday practicality and value. Located in a fantastic area, you'll love being surrounded by amenities—shopping, restaurants, parks, and transit are all just steps away, making this an unbeatable spot for a connected and low-maintenance lifestyle. Whether you're looking to get into the market or expand your investment portfolio, this charming and affordable suite is an opportunity you won't want to miss!