

\$349,900 - 209, 9919 99 Avenue, Grande Prairie

MLS® #A2262898

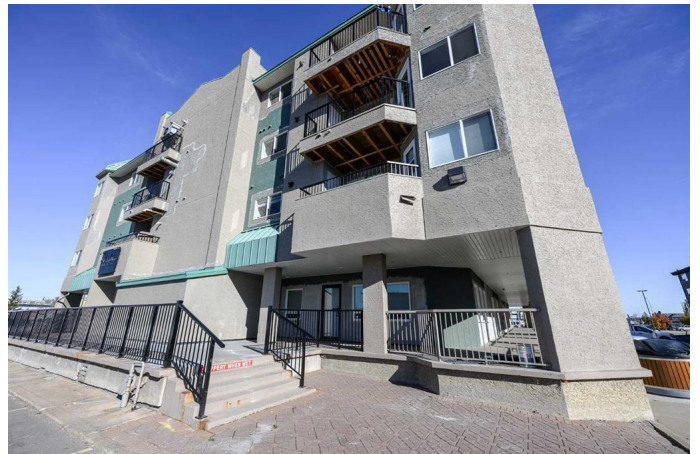
\$349,900

2 Bedroom, 2.00 Bathroom, 1,096 sqft

Residential on 0.00 Acres

Central Business District., Grande Prairie, Alberta

Downtown Condominium Living at its Finest! Experience Market Manor - comfort, convenience, and class in this beautifully designed 2 bedroom, 2 bathroom condominium located right in the heart of Grande Prairie. Perfect for professionals, couples, or small families looking for a modern urban lifestyle. It is close to everything - shopping, restaurants, library, healthcare, recreation & other professional services. Spacious and open design in this unique fully renovated condominium. Enjoy quality hardwood and tile flooring, lovely kitchen with white cabinets and granite counters, new windows just installed, the master bedroom has a private ensuite and walk in closet, separate laundry room with storage, and Air Conditioning for warmer days. Designed in the middle of this concrete building is a large atrium common area with high ceilings with skylights that offer tons of natural light; it is a wonderful space to gather for social events to enjoy your friends & family or just have a walk around in the colder months. This is a secure, well-maintained building with many recent upgrades and heated underground assigned parking. There is a car wash by in the underground heated parking and the entrance ramp is heated so no ice accumulates. The monthly condominium fee is \$588.33 and includes heat, water, sewer, garbage & recycling, interior & exterior maintenance of common areas, professional management,



building insurance & reserve fund
contributions. This is an extremely nice unit!
Take a look today!

Built in 1995

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2262898 |
| Price | \$349,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,096 |
| Acres | 0.00 |
| Year Built | 1995 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 209, 9919 99 Avenue |
| Subdivision | Central Business District. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8V 4L9 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Party Room, Recreation Room, Secured Parking |
| Utilities | Cable Connected, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected |
| Parking Spaces | 1 |
| Parking | Heated Garage, Underground, Assigned, Heated Driveway |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, Elevator, Granite Counters, Open |
|-------------------|--|

| | |
|--------------|---|
| | Floorplan, Vinyl Windows |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Trash Compactor |
| Heating | Boiler, Forced Air, Natural Gas, Heat Pump, Hot Water |
| Cooling | Central Air |
| # of Stories | 4 |

Exterior

| | |
|-------------------|------------------|
| Exterior Features | Balcony |
| Roof | Metal |
| Construction | Concrete, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|--------------------|
| Date Listed | October 13th, 2025 |
| Zoning | CC |

Listing Details

| | |
|----------------|---------------------------------------|
| Listing Office | Century 21 Grande Prairie Realty Inc. |
|----------------|---------------------------------------|

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