

105, 10550 111 Street
Grande Prairie, Alberta

MLS # A2214361



\$319,900

Division:	Gateway		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,116 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Interior Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: GDO + Remote(s)

Welcome to The Estates at Emerald Park - an exclusive, 45+ private community which exemplifies the meaning of LOW-MAINTENANCE LIVING all year round! This fully developed 1,116sq.ft bungalow offers a functional open-concept design, beginning in the kitchen with an extended bar countertop + corner pantry. Enjoy the wide open living room with easy access to the rear deck, perfect for a morning coffee or just enjoying the sunshine! Also on the main, find the spacious primary bedroom with a walk-in closet and 1/2 ensuite, along with a 2nd bedroom, main 4pc bathroom and the convenient laundry area. The finished basement provides ample room for the grandkids to run and play, with a 3rd bedroom and additional 3pc bathroom allowing for long visits from family! Keep your vehicle dry in the 13x20 ATTACHED GARAGE and take full advantage of a maintenance-free exterior for the low fee of \$350/month ((covers all yard maintenance, snow removal, garbage/recycling, common area maintenance, reserve fund contributions (shingles, siding, deck incl.) and building structure insurance)). Incredible location just a short distance from the Hospital, Wal-Mart, Canadian Tire and all other amenities one could ever need! Immediate possession available, contact your REALTOR® of choice and book your tour today!