

234, 10402 111 Street
Grande Prairie, Alberta

MLS # A2235703



\$199,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Westgate | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 775 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 713 |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RM |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s), Elevator | | |

Inclusions: None

Welcome to your new home in the retirement community of Emerald Gardens. Owning your own condominium offers you the best of all living options. Your fully equipped personal suite provides complete independent living but if you need a little help that can be arranged too (as a fee for service or through Home Care). The full kitchen is well planned for meal prep and is open to the large living area to visit with friends and family. The primary bedroom will easily accommodate a queen bed, side tables and a large dresser. A second room is perfect for an office or craft room and the storage room is a great size for seasonal items, cleaning tools and a small freezer if needed. The bathroom is large enough for using a walker or wheelchair and has a walk-in shower for easy access. Emerald Gardens has many amenities that you can choose to enjoy, like an eat in dining room if you don't feel like cooking, a games room and a large meeting room where events are regularly planned. On site management is available throughout the week if you have questions or need assistance. There are many options for shopping and restaurants nearby. This suite is available for immediate occupancy so book your viewing today through your favorite REALTOR®. Listing Agent is related to the Seller.