



**GRASSROOTS**  
REALTY GROUP

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**105, 10550 111 Street  
Grande Prairie, Alberta**

**MLS # A2214361**



**\$319,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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&reg; of choice and book your tour today!