



GRASSROOTS
REALTY GROUP

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**328, 10402 111 Street
Grande Prairie, Alberta**

MLS # A2258171



\$204,900

Division:	Gateway		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	784 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 762
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to 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. There are additional activities offered to the residents such as theme parties like Mardi Gras, and Mystery evenings. Fitness classes 3 times per week, crib night, bingo, church services by local ministers, music groups or individuals come in weekly, Breakfast Sundays, and the list goes on. Coffee is always on and treats are served regularly. Monthly condo fees include water, power, gas, garbage, common area exterior and interior, and on site common laundry. Holding a valid drivers license, and having a vehicle gives you the opportunity to apply for a parking stall. This building is professionally managed and is a great place to call home. his suite is available for immediate occupancy so book your viewing today through your favorite REALTOR®.