



GRASSROOTS
REALTY GROUP

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228, 10402 111 Street
Grande Prairie, Alberta

MLS # A2284652



\$109,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Gateway | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Loft/Bachelor/Studio | | |
| Size: | 350 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate, Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 348 |
| Basement: | - | LLD: | - |
| Exterior: | Mixed | Zoning: | RM |
| Foundation: | - | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: CURTAINS, SOFA BED, TV, TABLE AND CHAIRS, DESK

VACANT AND IMMEDIATE POSSESSION!!! This furnished bachelor unit is on the second floor in Emerald Gardens Retirement Residence!!! This Unit is 350 sq ft and steps away from the elevator. There is a full kitchen with fridge, stove, dishwasher and a microwave. The bathroom has an over sized shower. AC in unit. Condo fee is \$348.49 includes heat, electricity, water, sewer, garbage, common area maintenance, and reserve fund contribution. If parking is needed one can be assigned to you. Emerald Gardens Retirement Residence offers dining, tv room, games room, library, craft room, hair salon, outdoor patio, and sitting areas throughout the building. There is also home care needs if required. Access to the bus stop and mail pick up/delivery. Close to hospital, playgrounds and shopping!! A great place to retire and enjoy what Emerald Gardens has to offer including amazing staff!!!