

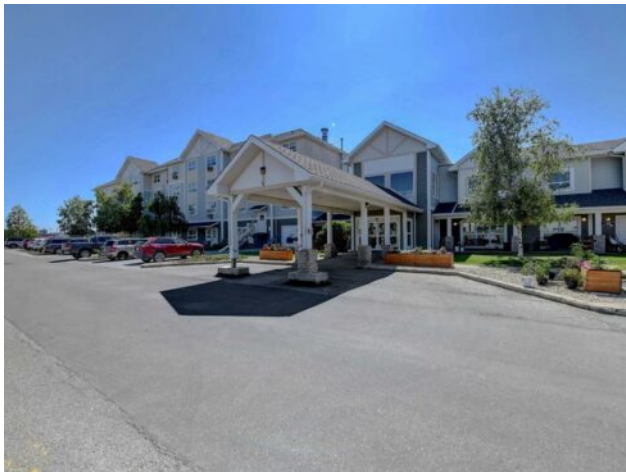


GRASSROOTS
REALTY GROUP

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435, 10402 111 Street
Grande Prairie, Alberta

MLS # A2149936



\$199,900

Division:	Gateway		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	708 sq.ft.	Age:	2003 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 686
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Jetted Tub, No Animal Home, No Smoking Home, Soaking Tub, Storage		

Inclusions: None

Are you ready for semi-retirement living in one of the most desirable retirement complexes!? This 4th floor corner unit in Emerald Gardens is ready for you! This is a rare find as it is 1 of only 6 condos in the building with an above ground balcony! The Northeast facing exposure of this beautiful top-floor unit is ideal for your relaxing morning coffees and enjoying the cool evenings! Looking for space? This unit has a large primary bedroom plus a den, AND a huge storage room! Comforts of the unit continue with the well-appointed kitchen and living space, boasting windows on two sides. There is also A/C for perfect climate control. The large bathroom has a HEATED WALK-IN JETTED TUB! This is one of only two units in the whole building with a walk-in tub! If you require assisted living, you can opt for meal packages and assistance as needed! The building amenities also include a guest suite which is available to rent! The highly appealing location is close to shopping and beautiful outdoor spaces including parks and walking trails. This is an exceptional find in a great building! Have a look before it is gone!