



**230, 10402 111 Avenue
Grande Prairie, Alberta**

MLS # A2153092



\$208,000

Division:	Gateway		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	735 sq.ft.	Age:	2003 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 698
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, Pantry, Recreation Facilities, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, microwave, window coverings, drapes, 1 key fob, parking stall on request no extra fee.

Emerald Gardens has a great reputation for creating a wonderful community for people who want independent or require assisted living. We now have a second floor condo available with 1 bedroom, 1 spacious den and 1 bathroom. There have been numerous updates to this property such as laminate flooring, paint, fixtures, kitchen countertop and backsplash, new stove and microwave and newer upgraded a/c unit. Very clean property that shows pride of ownership. The den is large enough to have a spare bed and dresser or desk. Walk in storage closet is a great addition with power plugs, handy if a second fridge or freezer is needed. You will appreciate the location of this unit close to the elevator and unlike the other floors you have access to both elevators in the event of an emergency. With the unit being on the second floor you are close to the amenities; rec room, hairdresser, gym, library, laundry facilities and guest suite. This unit is located on the owned condo side but there are additional services you can add depending on the occupants/owners needs. For a fee, laundry, house keeping and meal service is available to you. The condo fees cover gas, electricity, common area maintenance, sewer, garbage, snow removal and reserve fund contribution. There is parking available to units for no fee. If you are looking to have a stress-free home within a good community that offers numerous opportunities to attend a variety of activities, this beautiful condo is for you. Emerald Gardens is a unique building within the city, that includes a secured entrance. Call today for a viewing! IMMEDIATE POSSESSION AVAILABLE! Check link out!