



101, 10550 111 Street
Grande Prairie, Alberta

MLS # A2180781



\$294,900

Division:	Gateway		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	966 sq.ft.	Age:	2002 (22 yrs old)
Beds:	6	Baths:	2
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated,		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Pantry

Water: -

Sewer: -

Condo Fee: \$ 350

LLD: -

Zoning: RM

Utilities: -

Inclusions: Bruno chair lift

IMMEDIATE POSSESSION! Discover easy, low-maintenance living in this spacious 966 sq. ft. bungalow with full basement, end-unit condo located in the sought-after 45+ community of The Estates at Emerald Gardens. Boasting an open-concept design, the main floor features 3 bedrooms, a full bathroom, convenient main-floor laundry, and direct access to a single-car garage. The partially finished basement offers even more space, with 3 additional bedrooms, a bathroom, a generously sized family room, and the potential for further development to suit your needs. Situated close to shopping, dining, and the upcoming hospital, this home provides the perfect balance of comfort and convenience. Condo fees cover structural insurance, lawn care, snow removal, exterior maintenance, and garbage collection, ensuring hassle-free living. Experience the ease of a community-oriented lifestyle in this well-maintained property!