



**GRASSROOTS**  
REALTY GROUP

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334, 10402 111 Street  
Grande Prairie, Alberta

MLS # A2195510



**\$204,900**

Division:	Westgate		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	775 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 712
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: none

Emerald Gardens has a great reputation for creating a wonderful community for people who want independent or require assisted living. Third floor condo available on "owned" side of Condominium features 1 bedroom, 1 den and 3-piece bathroom. Updates to the unit includes vinyl plank flooring throughout. The den is large enough to have a spare bed or couch to be used as a TV room or office. Walk in storage closet with power plugs. \*Second floor amenities; rec room, hairdresser, gym, library, laundry facilities and guest suite. (For a fee: laundry, housekeeping, and meal service is available). CONDO FEES \$690/MONTH cover: gas, electricity, common area maintenance, sewer, garbage, snow removal and reserve fund contribution. There is one parking stall assigned to unit & guest parking available to units for no fee.