

# **\$319,900 - 105, 10550 111 Street, Grande Prairie**

MLS® #A2214361

**\$319,900**

3 Bedroom, 3.00 Bathroom, 1,116 sqft

Residential on 0.00 Acres

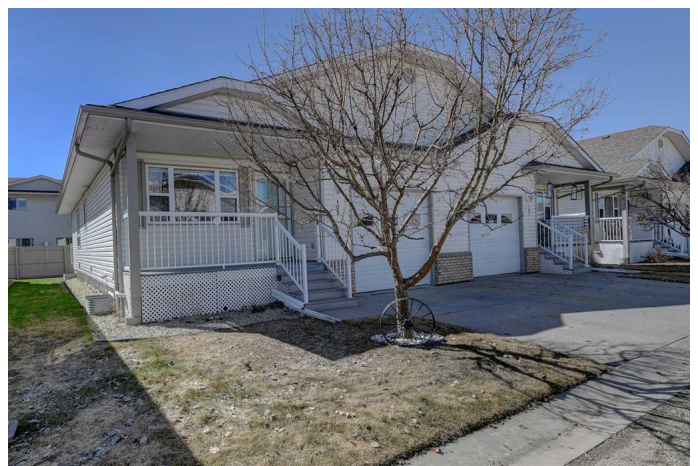
Gateway., Grande Prairie, Alberta

Welcome to The Estates at Emerald Park - an exclusive, 45+ private community which exemplifies the meaning of

LOW-MAINTENANCE LIVING all year round!

This fully developed 1,116sq.ft bungalow offers a functional open-concept design, beginning in the kitchen with an extended bar countertop + corner pantry. Enjoy the wide open living room with easy access to the rear deck, perfect for a morning coffee or just enjoying the sunshine! Also on the main, find the spacious primary bedroom with a walk-in closet and 1/2 ensuite, along with a 2nd bedroom, main 4pc bathroom and the convenient laundry area. The finished basement provides ample room for the grandkids to run and play, with a 3rd bedroom and additional 3pc bathroom allowing for long visits from family! Keep your vehicle dry in the 13x20 ATTACHED GARAGE and take full advantage of a maintenance-free exterior for the low fee of \$350/month ((covers all yard maintenance, snow removal, garbage/recycling, common area maintenance, reserve fund contributions (shingles, siding, deck incl.) and building structure insurance)). Incredible location just a short distance from the Hospital, Wal-Mart, Canadian Tire and all other amenities one could ever need! Immediate possession available, contact your REALTOR® of choice and book your tour today!

Built in 2002



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2214361               |
| Price          | \$319,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,116                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 105, 10550 111 Street |
| Subdivision | Gateway.              |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8V8H1                |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan, Pantry, Vinyl Windows          |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                           |
| Cooling           | None                                                              |
| Has Basement      | Yes                                                               |
| Basement          | Finished, Full                                                    |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | BBQ gas line, Other |
|-------------------|---------------------|

|                 |                                                 |
|-----------------|-------------------------------------------------|
| Lot Description | Interior Lot, Landscaped, Lawn, Rectangular Lot |
| Roof            | Asphalt Shingle                                 |
| Construction    | Concrete, Vinyl Siding, Wood Frame              |
| Foundation      | Poured Concrete                                 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 2                |
| Zoning         | RM               |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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