

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

MLS® #A2214361

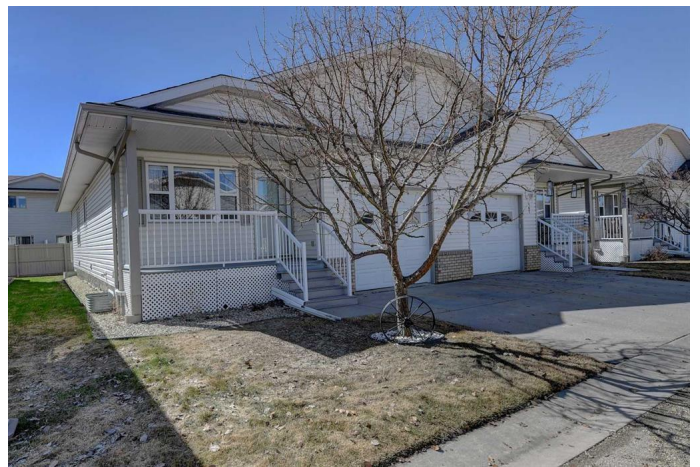
**\$319,900**

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
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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	8
Zoning	RM

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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