

**334, 10402 111 Street
Grande Prairie, Alberta**

MLS # A2195510



\$204,900

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|------------------|------------------------------------|---------------|-------------------|
| 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: | \$ 690 |
| 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.