



GRASSROOTS
REALTY GROUP

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235, 10402 111 Street
Grande Prairie, Alberta

MLS # A2322247



\$218,800

Division:	Gateway		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	765 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 762
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Pantry, Storage		

Inclusions: N/A

IMMEDIATE POSSESSION AVAILABLE! Welcome to Emerald Gardens Retirement Residence! This spacious and well-maintained 1-bedroom suite offers approximately 765 sq. ft. of comfortable living space and is conveniently located on a floor with access to both elevators. The functional kitchen includes a fridge, stove, dishwasher and microwave, while the oversized bathroom features a large walk-in shower designed with comfort and accessibility in mind. The monthly condo fee of \$761.81 includes heat, electricity, water, sewer, garbage collection, common area maintenance, and reserve fund contributions, providing worry-free living. Parking is available and may be assigned to residents, subject to availability. Residents of Emerald Gardens enjoy a wide variety of amenities, including a dining room, TV lounge, games room, library, craft room, hair salon, outdoor patio, and numerous sitting areas throughout the building. Private home care services may also be available for an additional cost, subject to availability. Conveniently located close to the hospital, shopping, parks, public transportation, and mail services, Emerald Gardens offers a comfortable retirement lifestyle with the convenience and support many residents are looking for. The friendly staff and welcoming atmosphere help make this a wonderful place to call home. Pets are welcome up to 20 lbs., must be current on vaccinations, and are required to remain on leash while in common areas. Call today to schedule your personal tour and discover everything Emerald Gardens Retirement Residence has to offer!