

**424, 10402 111 Street
Grande Prairie, Alberta**

MLS # A2291831



\$99,900

Division:	Gateway		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	350 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 348
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	Medium Density Res (RM)
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions: N/A

VACANT AND AVAILABLE FOR IMMEDIATE POSSESSION! Welcome to Emerald Gardens Retirement Residence! This clean and well-maintained studio suite is located on the 4th floor ... the top floor of the building, offering added privacy and peace of mind with no neighbours above you. Top-floor units are highly desirable and often command a premium due to reduced noise and their preferred location within the building. Offering approximately 350 sq. ft. of thoughtfully designed living space, this unit is conveniently located just steps from the elevator. The kitchen includes a fridge, stove, dishwasher and microwave, while the bathroom features an oversized walk-in shower for added comfort and accessibility. The affordable condo fee of \$348.49 per month includes heat, electricity, water, sewer, garbage collection, common area maintenance, and reserve fund contributions, making for simple, worry-free living. Parking is available and may be assigned to residents, subject to availability. Emerald Gardens offers an exceptional range of amenities, including a dining room, TV lounge, games room, library, craft room, hair salon, outdoor patio, and comfortable 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 provides everything needed to enjoy a comfortable and independent retirement lifestyle. The caring staff and welcoming community are just some of the reasons residents love calling Emerald Gardens 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 experience all that Emerald Gardens Retirement Residence has to offer!