Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

780-505-2159
bobbie-jo@grassrootsrealtygroup.ca

226, 10402 111 Street
Grande Prairie, Alberta

MLS # A2321086



$178,800

Division:	Gateway		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	550 sq.ft.	**Age:**	2003 (23 yrs old)
Beds:	1	**Baths:**	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 543
Basement:	-	**LLD:**	-
Exterior:	Concrete, Vinyl Siding	**Zoning:**	Medium Density Res (RM)
Foundation:	-	**Utilities:**	-
Features:	Ceiling Fan(s), Storage		

Inclusions: N/A

VACANT AND AVAILABLE FOR IMMEDIATE POSSESSION! Welcome to Emerald Gardens Retirement Residence, where comfort, convenience, and community come together. This clean, well-maintained 1-bedroom, 1-bathroom unit offers approximately 550 sq. ft. of living space and is ideally located on the second floor, just steps from the elevator for easy access. In addition to the spacious bedroom, this unit features a versatile den/flex room that can be used as a computer room, home office, hobby room, reading area, or extra storage space. The functional kitchen includes a fridge, stove, and microwave, while the spacious bathroom features an oversized walk-in shower designed with comfort and accessibility in mind. The monthly condo fee of $542.99 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 range 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 shopping, the hospital, parks, public transportation, and mail services, this welcoming community offers everything you need to enjoy your retirement years. The friendly and dedicated staff help make Emerald Gardens a wonderful place to call home. Pets are welcome, if approved (up to 20 lbs.) and must be current on vaccinations as well as on leash. Call today to arrange your personal tour and discover all that Emerald Gardens has to offer!

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