

228, 10402 111 Street
Grande Prairie, Alberta

MLS # A2346989



\$96,000

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

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 348
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: CURTAINS, SOFA BED, TV, TABLE AND CHAIRS, DESK

Welcome to Emerald Gardens Retirement Residence, where you can enjoy the comfort and independence of owning your own home while having an incredible community and a wide range of services right outside your door. This furnished 350 sq ft bachelor suite is located on the 2nd floor, just steps from the elevator and many of the building's fantastic amenities. The suite offers a bright, open-concept layout with a full kitchen featuring a fridge, stove, dishwasher and microwave, flowing into the living area with built-in wall A/C and new vinyl flooring. The bathroom is designed with accessibility and comfort in mind, featuring an oversized walk-in shower, grab bars and extra-wide doors throughout the unit plus an oversized storage room. The monthly condo fee is \$348.49 and includes heat, electricity, water, sewer, garbage, common area maintenance and reserve fund contributions, making it easy to enjoy a low-maintenance lifestyle with many of your everyday expenses covered. As an owner at Emerald Gardens, you have access to an incredible community designed around independent senior living, social connection and convenience. Enjoy the dining room with the option to purchase individual meals or choose from available meal plan options, along with a TV room, games room, library, craft room, hair salon, outdoor patio and comfortable sitting areas throughout the building. There are also fitness and recreation spaces, organized activities, social events, entertainment and regular outings, giving you plenty of opportunities to stay active and connected without ever having to leave the building. Additional services are available for those who want a little extra help, including housekeeping and laundry services, personal assistance and home care through Alberta Health Services or private providers. Emerald Gardens is designed to allow residents to

maintain their independence while having additional support available as their needs change. The location adds another layer of convenience, with shopping, restaurants, Grande Prairie Regional Hospital, medical services, grocery options and public transportation all nearby. For those looking for more than a place to call home, this unit may also offer an investment opportunity, with the potential to rent the suite to a qualified tenant (approx. \$1600 a month) looking for the Emerald Gardens lifestyle and amenities. Whether purchased as a home for yourself, a future retirement residence or as an income-producing property, this condo offers flexibility and the opportunity to own within one of Grande Prairie's established senior communities. Pets are permitted subject to building guidelines and approval, with current vaccinations required. Assigned parking is also available upon request.