

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

**MLS # A2195510**



**\$208,000**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	775 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 690
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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 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.