



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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3104 111 Street  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2219723



\$810,000

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	34-70-6-W6
Exterior:	Concrete, Vinyl Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	See video walkthrough for negotiable items/furniture		

Welcome to "Sunrise Edge"\*\*\*5 min from City Limits, Bungalow, 2.5 Acres, CR5 zoning, City Water installed 2024\*\*\*Fully developed, landscaped, fenced\*\*\*Open concept\*\*\*Immaculate condition\*\*\*Massive west facing deck, with patio underneath\*\*\*Main floor laundry\*\*\*Walkout basement, plumbing installed for a wet bar or suite\*\*\*3 beds 2 baths main level, 3 beds 1 bath basement\*\*\*Gas fireplace living room, wood stove basement\*\*\*Many windows on both levels for natural light\*\*\*Fibre internet\*\*\*Gate on both sides of the house to the yard, plus a sliding gate for parking an RV\*\*\*Upgrades 2025: New Refrigerator, Dishwasher, 2024: New Furnace, 2022: Hot Water Tank, 2021: Septic Mound\*\*\*Negotiable items include: most furniture (see virtual walkthrough), two TVs, snowblower, electric snow shovel, seacan, tractor, zero turn mower, cinderblocks, ladder, gas powered pump, air compressor\*\*\*Update Jun 3: Garage is getting painted!