



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

780-831-7725  
jackadmin@gpremax.com

334, 10402 111 Street  
Grande Prairie, Alberta

MLS # A2195510



\$204,900

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