

# \$199,900 - 234, 10402 111 Street, Grande Prairie

MLS® #A2235703

**\$199,900**

1 Bedroom, 1.00 Bathroom, 775 sqft

Residential on 0.00 Acres

Westgate., Grande Prairie, Alberta

Welcome to your new home in the retirement community of Emerald Gardens. Owning your own condominium offers you the best of all living options. Your fully equipped personal suite provides complete independent living but if you need a little help that can be arranged too (as a fee for service or through Home Care). The full kitchen is well planned for meal prep and is open to the large living area to visit with friends and family. The primary bedroom will easily accommodate a queen bed, side tables and a large dresser. A second room is perfect for an office or craft room and the storage room is a great size for seasonal items, cleaning tools and a small freezer if needed. The bathroom is large enough for using a walker or wheelchair and has a walk-in shower for easy access. Emerald Gardens has many amenities that you can choose to enjoy, like an eat in dining room if you don't feel like cooking, a games room and a large meeting room where events are regularly planned. On site management is available throughout the week if you have questions or need assistance. There are many options for shopping and restaurants nearby. This suite is available for immediate occupancy so book your viewing today through your favorite REALTOR®. Listing Agent is related to the Seller.

Built in 2003

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2235703          |
| Price          | \$199,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 775               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 234, 10402 111 Street |
| Subdivision | Westgate.             |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8V 8G4               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Laundry, Parking, Recreation Room, Snow Removal, Visitor Parking, Garbage Chute, Guest Suite |
| Parking Spaces | 1   |
| Parking        | Stall, Assigned   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Elevator                 |
| Appliances        | Dishwasher, Electric Stove, Refrigerator |
| Heating           | Baseboard                                |
| Cooling           | Window Unit(s)                           |
| # of Stories      | 4  |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding                   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 10             |
| Zoning         | RM             |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.