

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

MLS # A2219723

\$810,000

Division:	Sunrise Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,525 sq.ft.	Age:	2006 (19 yrs old)
Beds:	6	Baths:	3
Garage:	Gravel Driveway, Heated Garage, Parking Pad, RV Access/Parking, Triple Ga		
Lot Size:	2.53 Acres		
Lot Feat:	Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind		

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		

OPEN HOUSE July 5, 12-2pm***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!