

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

**MLS # A2219723**



**\$810,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	34-70-6-W6
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	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!