# \$810,000 - 3104 111 Street, Rural Grande Prairie No. 1, County of

MLS® #A2219723

## \$810,000

6 Bedroom, 3.00 Bathroom, 1,525 sqft Residential on 2.53 Acres

Sunrise Estates., Rural Grande Prairie No. 1, County of, Alberta

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

Built in 2006

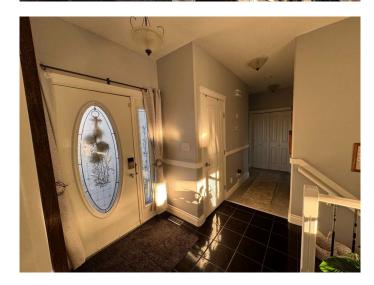
## **Essential Information**

MLS® # A2219723 Price \$810,000

Bedrooms 6
Bathrooms 3.00







Full Baths 3

Square Footage 1,525 Acres 2.53 Year Built 2006

Typo Poside

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

## **Community Information**

Address 3104 111 Street Subdivision Sunrise Estates.

City Rural Grande Prairie No. 1, County of

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T8W5B5

#### **Amenities**

Parking Heated Garage, Parking Pad, RV Access/Parking, Triple Garage

Attached, Gravel Driveway

# of Garages 3

#### Interior

Interior 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)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Basement, Gas, Living Room, Wood Burning Stove

Has Basement Yes

Basement Finished, Full, Walk-Out

## **Exterior**

Exterior Features Barbecue, Fire Pit, Lighting

Lot Description Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed May 9th, 2025

Days on Market 14

Zoning CR-5

# **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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