

# \$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

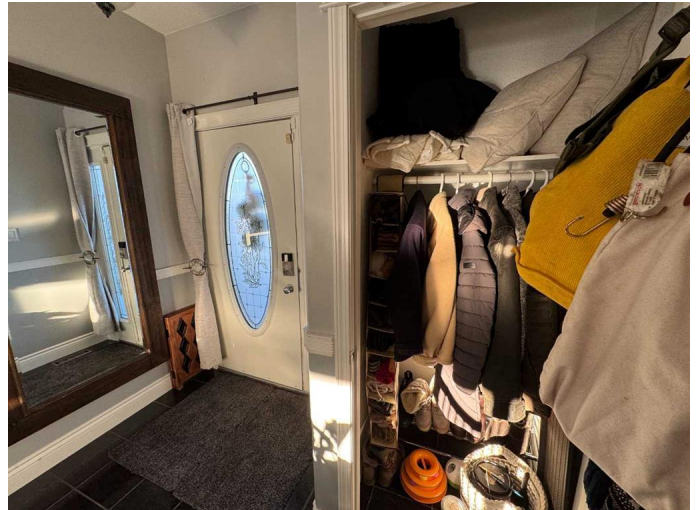
Sunrise Estates., Rural Grande Prairie No. 1,  
County of, Alberta

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!

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
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
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, Gravel Driveway, Triple Garage Attached
# 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	58
Zoning	CR-5

**Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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