

# \$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

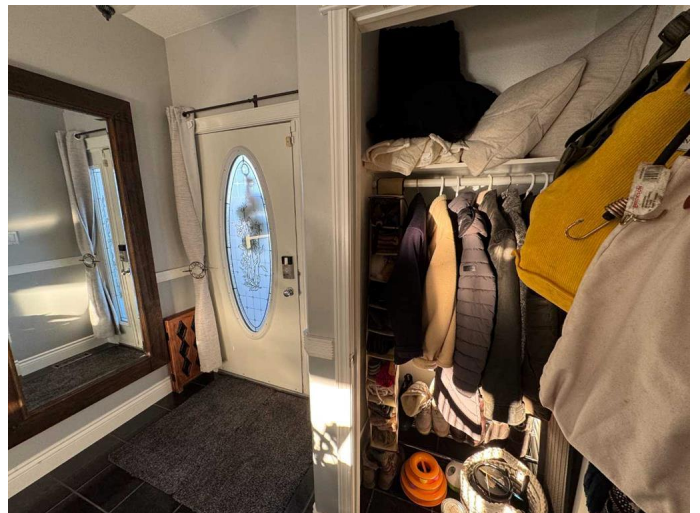
Sunrise Estates., Rural Grande Prairie No. 1,  
County of, Alberta

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 | 59            |
| Zoning         | CR-5          |

### **Listing Details**

|                |   |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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