

\$799,900 - 3104 111 Street, Rural Grande Prairie No. 1, County of

MLS® #A2238745

\$799,900

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 Sunday July 20, 12-2pm with
Crepes with Nutella!!! Welcome to "Sunrise
Edge" - Your Acreage Retreat Just 5
Minutes from City Limits!

Discover the perfect blend of country living
with city amenities with this immaculate, fully
developed bungalow on 2.5 acres in CR5
zoning. Located just outside the city, this
stunning property is move-in ready and packed
with features and recent upgrades. Step
inside to an open concept layout that's
bright and airy, thanks to large windows on
both levels that fill the home with natural light.
The main floor offers 3 spacious bedrooms
and 2 bathrooms, including a 5pc ensuite,
main floor laundry, and a cozy gas fireplace in
the living room. The fully developed walkout
basement adds another 3 bedrooms, a full
bath, wood stove, and plumbing roughed in for
a wet bar or full kitchen. Enjoy the outdoors
from your massive west-facing deck, perfect
for the prairie sunsets, or relax on the covered
patio below. The landscaped and fenced yard
includes gates on both sides of the home and
a sliding gate for RV parking. Recent
upgrades include: 2025: New refrigerator &
dishwasher; 2024: New furnace, city water;
2022: Hot water tank; 2021: Septic mound
Additional features include ample storage for
all your toys and tools. Negotiable items
include most furniture (see virtual tour), 2 TVs,



snowblower, electric snow shovel, seacan, tractor, zero-turn mower, cinderblocks, ladder, gas-powered pump, and air compressor. Possession is flexible, making it easy for you to make this serene and functional acreage your next home.

Built in 2006

Essential Information

MLS® #	A2238745
Price	\$799,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,525
Acres	2.53
Year Built	2006
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)
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Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Lighting, Barbecue
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	July 10th, 2025
Days on Market	9
Zoning	CR-5

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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