

155, 11850 84 Avenue Grande Prairie, Alberta

MLS # A2086624



\$509,900

Kensington

Residential/House Type: Style: Bungalow Size: 1,395 sq.ft. Age: 2023 (1 yrs old) **Beds:** Baths: Garage: Triple Garage Attached Lot Size: 0.11 Acre Lot Feat: Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Be

Heating: Water: Forced Air Floors: Sewer: Vinyl Plank Roof: Condo Fee: \$ 175 Asphalt Shingle **Basement:** LLD: Full, Unfinished **Exterior:** Zoning: Vinyl Siding RC Foundation: **Poured Concrete Utilities:**

Division:

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Inclusions: \$5000 appliance allowance

Welcome to simplified bungalow life! This beautifully finished, single family home with 3 car garage is backing onto the pond and walking path in Kensington Living! A spacious front entry connects with the garage entrance that has a built in bench and coat hooks. The open concept kitchen, dining and living area has a fireplace with floating mantel, an archway between living and dining spaces, and a garden door to an already completed deck. The very functional kitchen features a central island with eating bar, corner walk in pantry, both pendant and pot lighting, and large windows to the back yard for a stunning pond view. The primary suite has a walk in closet and ensuite with double sinks and custom tile & glass shower. There is a main floor laundry room, a second bedroom, and full bathroom on the main floor as well. Kensington Living is a friendly community where you will find neighbourhood events and community managed & maintained amenities. HOA fee of \$175/mo INCLUDES WATER, local road snow clearing, park/playground/walking trails maintenance, and soon to be added pickle ball/sport courts! Costco, Airport, Hospital, schoola, restaurants, shopping, gas stations, banking, etc are all just minutes away. Experience Kensington Living for yourself - come and have a look! Just West on 84 Avenue through 116 Street - follow the signs to your new home.