

159, 11850 84 Avenue  
Grande Prairie, Alberta

MLS # A2184603



## \$577,900

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Kensington             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | Bungalow               |               |                  |
| <b>Size:</b>     | 1,395 sq.ft.           | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Triple Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.11 Acre              |               |                  |
| <b>Lot Feat:</b> | Lawn, Landscaped       |               |                  |

|                    |                  |                   |        |
|--------------------|------------------|-------------------|--------|
| <b>Heating:</b>    | High Efficiency  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 175 |
| <b>Basement:</b>   | Full, Unfinished | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding     | <b>Zoning:</b>    | RC     |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island   |                   |        |

**Inclusions:** N/A

Beautiful 5 bedroom an 3 bathroom bungalow located in Kensington!!! This 1395 sq ft home has an amazing view!!! The kitchen has white cabinets with a dark stain island, granite countertops, a large undermount sink, white subway tile, and a corner pantry. The dining area has a very nice view of the pond and a walking trail. The living room has an electric fireplace. Vinyl plank flooring throughout the entire home!!! The master bedroom has a walk-in closet with custom built-in shelving, 3 piece ensuite with a double walk-in shower, and a double vanity. The 2nd bedroom is a good size and main floor laundry room with storage. The basement will be finished with 3 bedrooms, a full bathroom, and a family room. The attached triple garage is 23 x 26. The backyard is landscaped, deck and access to the pond and walking trails. HOA fee of \$175/per month and includes water, snow removal, and park/playground/walking trails maintenance. Don't miss out and book your showing today!!!