

210, 11850 84 Avenue  
Grande Prairie, Alberta

MLS # A2186564



## \$595,900

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,762 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped, Rectangular Lot		

**Heating:** Forced Air

**Water:** -

**Floors:** Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 225

**Basement:** Separate/Exterior Entry, Finished, Full, Suite

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

**Inclusions:** Refrigerator x2, Stove x2, Dishwasher x2, Microwave x2, Washer x2, Dryer x2

Beautiful 2 storey home with 3 car garage and LEGAL one bedroom basement suite. The main floor offers a spacious entry with bench and coat hooks, 2pc bath, garage entry with closet and access directly to the pantry. The cozy but spacious kitchen, dining and living has a fireplace with floating mantel, garden door to future deck, and a great island kitchen. Upstairs you will find a large bonus room (that could be used as family room/playroom, gym), two bedrooms and a full bathroom, a laundry room, and the primary bedroom with walk through closet and ensuite with double sinks and custom tile shower. You will fall in love the thoughtful and upgraded finishings throughout - vinyl plank flooring, beautiful designer-colour cabinets, quartz kitchen counters, tile backsplash, and modern lighting. The basement suite has large windows for natural light, an open kitchen, dining, living space, a bedroom with walk in closet, a full bathroom, and a laundry & utility room. Kensington Living is a friendly community where you will find neighbourhood events and community managed & maintained amenities. HOA fee of \$225/mo includes water, local road snow clearing, park/playground/walking trails maintenance, and soon to be added pickle ball/sport courts! Costco, Airport, Hospital, 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.