



**11934 81 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2151037**



**\$509,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,480 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, No Neighbours Behind, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** \$15000 appliance allowance

NOW OFFERING a \$15000 cash back incentive. IMMEDIATE Possession!! Presenting "The Aspyn" by Little Rock Builders! This beautiful 2 Story home is located in Kensington, the best up and coming neighborhood in Grande Prairie. This home offers an efficient plan with 3 bedrooms, 2.5 bathrooms and a bonus room! It has a main level with a large entry, stunning kitchen, butlers pantry, dining room and spacious bright living room. Upstairs you will find 3 bedrooms which includes a large master bedroom with a walk-in closet and a full 4 piece ensuite. 2 more great features on the upper level are the bonus room and laundry space. **\*\*NO CARPET\*\*** Great home in a great neighborhood!