

210, 11850 84 Avenue Grande Prairie, Alberta

Heating:

Floors:

Roof:

Basement:

Foundation:

Exterior:

Features:

MLS # A2186564



\$595,900

	Division:	Kensington Residential/House			
	Туре:				
	Style:	2 Storey			
	Size:	1,762 sq.ft.	Age:	2023 (2 yrs old)	
	Beds:	4	Baths:	3 full / 1 half	
	Garage:	Triple Garage Attached			
	Lot Size:	0.11 Acre			
	Lot Feat:	City Lot, Landscaped, Rectangular Lot			
Forced Air		Water:	-		
Vinyl		Sewer:	-		
Asphalt Shingle		Condo Fee	: \$ 225		
Separate/Exterior Entry, Finished, Full, Suite		LLD:	-		
Vinyl Siding		Zoning:	RC		
Poured Concrete		Utilities:	-		
Kitchen Island, No Animal Home, No Smoking Ho	ome, Open Floorp	lan, Pantry, Walk-In Cl	oset(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.