

**11949 81 Avenue**  
**Grande Prairie, Alberta**
**MLS # A2201363**

**\$534,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,507 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG General Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Garage Heater		

What an opportunity to own a property in the sought after beautiful Subdivision of Kensington. A family friendly neighbourhood with walking trails and a pond you can stroll around. It is located on the west side of Grande Prairie and close to just about everything. Schools, Hospital, All the stores you can think of and more. This 3 bedroom 1507 sqft home is waiting for a new owner, Right from when you make the first step into the home you can see the upgraded quality provided by the builder. The entrance is spacious with a Laundry Closet at the far end before you head to the Basement level. As you go up to the main floor you will notice a very large open concept living space with Livingroom, Kitchen, Dining room, 2 bedrooms and full Bathroom. The kitchen itself is a chefs dream with the two tone kitchen cabinets, Large Island with bar seating, Stainless Steel Appliances and Open shelving around the fan hood. There is also a large walk in pantry to keep all the appliance you do not want to see tucked away. The dining room leads out to a deck with a privacy screen and there is lots of room to enjoy those evening Barbeques. AT night there are night lights and add to the beauty of the home they are on the fence post and railing front and back of tghe home. Living room is large with lots of light and High ceilings. The focal point of the room is the fireplace, such a beautiful feature. Then you head up to the master retreat. This room has lots of space for a king size bed and there is a large walk in closet. The ensuite is a dream with stand alone tub, large tiled shower and double vanity This property is one that you can be proud of and call your own. There is also the triple car garage that is heated for our wintry months. A place to store the toys and still lots of room for the cars. And last but not least The home also comes with all the custom built window

coverings and night lights on the front and back of the home. So don't wait on this one. Call for your private showing today. A dream come true.