

505, 11850 84 Avenue
Grande Prairie, Alberta

MLS # A2100628



\$464,900

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|------------------|------------------------|---------------|------------------|
| Division: | Kensington | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,395 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | City Lot, See Remarks | | |

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|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 175 |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry | | |

Inclusions: \$5000 Appliance Allowance

Welcome to simplified bungalow life! Beautifully finished, single family home with 3 car garage - in Kensington Living! A spacious front entry connects with the garage entrance. The open concept kitchen, dining and living has a fireplace with floating mantel, feature dining wall detail, and a garden door to an already completed deck with privacy wall and gas line for bbq. The beautiful island kitchen has a corner walk in pantry, pendant and pot lighting, an eating bar, and large windows to the back yard . The primary suite has a walk in closet, and ensuite with double sinks and custom tile & glass shower. There is a main floor laundry room, a second bedroom, and full bathroom as well. Basement is ready for development with the option for a legal suite - door from garage to basement in this home. Kensington Living is a friendly community where you will find neighbourhood events and community managed & maintained amenities. HOA fee of \$175/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.