

**12010 77 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2115141**

**\$619,900**



<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,778 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Off Street, Triple Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Creek/River/Stream/Pond		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** Deck, GDO w. Controls and Real Property Report. Grande Built Homes 1yr Builders Warranty. Alberta New Home Warranty 2yr Supply and Distribution Systems, 5yr Building Envelope, 10yr Structural.

**\*\*Welcome to The Regent II, a stunning modified bi-level home nestled in Kensington Estates, where luxury meets the beauty of nature. With 1778 sq ft of elegant living space, this home features 2 cozy bedrooms and a stylish bathroom on the main floor, alongside a dreamy kitchen equipped with a large center island, stone countertops, and classy touches like soft close cabinets and board and batten details. The living room is all about getting together and enjoying your company, boasting a floor-to-ceiling fireplace and large windows to soak in those scenic views and access to the deck. Upstairs, the primary bedroom is your private retreat, complete with a massive walk-in closet and a spa-like ensuite. And let's not forget the walkout basement that opens up to breathtaking backyard views, the triple garage for all your gear, and those handy built-in hooks and bench in the boot room for everyday ease. Perfect for those who love a touch of elegance in their casual living space, The Regent II is home sweet home. Ready to make this gorgeous home yours?**