

**12033 77 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2117999**



**\$645,000**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level, Up/Down		
<b>Size:</b>	1,640 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** 2 Fridges, 2 Stoves, 2 Dishwashers, OTR microwave, 2 washers and 2 dryers, GDO, window coverings, a/c unit.

Kensington has been a highlight since its development & a place where people want to be. I can see why with its tree line setting, parks & water features that this would be a very desirable place nestled on the outskirts of Grande Prairie. Close proximity to major amenities from Eastlink, Iron Nation, Costco & south end of GP. Homes within this area are customized to bring you unique character & charm, just like this custom single family home with legal suite. This custom home is a savvy revenue generating property averaging about \$30k a year and 2024 is off to an amazing start with only 4 vacancies! This wonderful bi level consists of 3 bedrooms & 2.5 bathrooms with main floor master. The secondary suite hosts 2 spacious bedrooms, 1 bathroom & separate laundry. Both suites boast beautiful soft close cabinetry, kitchen islands with eating bars, custom backsplashes, stainless steel appliances, quartz countertops throughout, custom blinds, LED pot light & vinyl plank floors. The main floor is designed with an open concept with vaulted ceilings. The kitchen features large island, corner pantry with added outlet for tucked away microwave & then my favourite station is the coffee bar cabinet; offering additional storage & counter space. Living room features custom electric fireplace with ambient lighting, natural wood mantle & venetian finish. Master bedroom on main floor showcases a beautiful ensuite with large soaker tub, custom tiled shower, his/her sinks & walk in closet. The upper unit features heated double car garage with the ability to extend into the 3rd heated bay with interior door access. Currently the home owners use third bay as a gym. The home is also setup with air conditioning in top suite, dual furnaces, hot water on demand & two electrical panels, with main shut off in top suite and double sheeted drywall for sound/fire barrier. South facing backyard with deck, no

rear neighbours and brand new fencing. If you have been contemplating buying in Kensington, check out this property and make yourself some passive income!