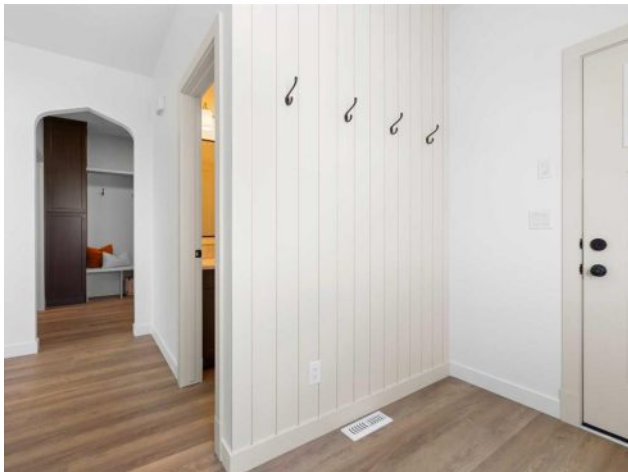


**11901 81 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2136061**

**\$539,900**



|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Kensington                                |               |                  |
| <b>Type:</b>     | Residential/House                         |               |                  |
| <b>Style:</b>    | 2 Storey                                  |               |                  |
| <b>Size:</b>     | 1,832 sq.ft.                              | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Triple Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.11 Acre                                 |               |                  |
| <b>Lot Feat:</b> | City Lot, Corner Lot                      |               |                  |

|                    |                         |                   |    |
|--------------------|-------------------------|-------------------|----|
| <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, Unfinished        | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding            | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -  |

**Features:** Built-in Features, 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, \$5,000 appliance allowance, 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 Hayden, an expansive new 2-storey floor plan by Grande Built Homes, located in the vibrant, family-friendly community of Kensington Estates on the west end of Grande Prairie. This beautiful home, includes 3 bedrooms, 2.5 baths and is situated on a corner lot, offers ample space and modern comforts perfect for a growing family. The Hayden boasts a spacious entry with hooks, a Tudor-inspired arch detail, adding a touch of flair and fun to its design. The main floor features a dreamy kitchen with a large island, stone countertops throughout, and a walk-through pantry with shelving. A spacious boot room equipped with storage, hooks, cubbies, and a bench ensures everything stays organized. The living room is centred around a beautiful fireplace feature, creating a cozy and inviting atmosphere. Upstairs, you'll find a bonus room perfect for family activities. The primary suite is a spacious retreat with a feature wall, a large walk-in closet, and a relaxing ensuite complete with a tiled shower, soaker tub, and dual sinks. Every detail and finish in this home is meticulously crafted that promises a luxury feel with the comfort of home. Additional features include a triple garage, a completed deck for outdoor enjoyment, and a \$5000 appliance allowance. The neighbourhood offers paved trails, parks, green spaces, and is close to recreation, shopping, and dining. It's an ideal location for families in the Grande Prairie area or those considering moving to this dynamic community.