



**11949 81 Avenue  
Grande Prairie, Alberta**

**MLS # A2147282**



**\$545,000**

<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 (2 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, Front Yard, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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>	Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		

**Inclusions:** No Contract Security System

Welcome to your new home in Kensington! This one might be better than new! This clean, well maintained, modified bi-level features 1507 square feet of bright and cheerful living space with modern finishes and a tasteful color scheme. As you enter, you'll find a stunning entryway with a convenient laundry closet. You will love your home as you walk through the front door and guests are sure to be impressed as soon as they walk in. The kitchen is perfect for cooking and entertaining, boasting stainless steel appliances, quartz countertops, a full island with an eating bar, and a walk-in pantry. The main level also includes two comfortable bedrooms and a full bathroom, great for guests or a home office. The comfortable living room features an electric fireplace with a lovely mantle, making it a perfect place to relax. The primary bedroom offers a luxurious ensuite with a dual vanity, a stand-alone tub, and a beautifully tiled shower, ideal for unwinding. Step outside the dining room onto the deck and enjoy the outdoors and your landscaped yard. The deck has aluminum railings with solar light caps and a privacy wall. With air conditioning to keep you comfortable year-round and a heated triple car garage for ample storage and projects, this home combines comfort and convenience. Located close to excellent amenities, schools, and parks, this property is ready to be your forever home. Schedule your private showing today and experience the charm and comfort this home has to offer!