



**GRASSROOTS**  
REALTY GROUP

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504, 11850 84 Avenue  
Grande Prairie, Alberta

MLS # A2231649



**\$559,900**

Division:	Kensington		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,382 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** GDO + Remotes, All blinds, TV Mount

Welcome to this beautifully upgraded bungalow duplex nestled in the peaceful and highly sought-after Kensington Living community. Perfectly designed for a retired couple or anyone seeking a low-maintenance lifestyle, this fully developed home offers a thoughtful layout and countless upgrades. Featuring 4 spacious bedrooms plus a den, and 3 full bathrooms, this home is sure to impress. The open-concept main living area boasts high-end finishes throughout, including premium vinyl plank flooring, designer lighting, and elegant Zebra blinds. The gourmet kitchen is equipped with top-tier stainless steel appliances and a reverse osmosis water system, perfect for the home chef. The primary suite is a true retreat, complete with a large walk-in closet and a luxurious ensuite bathroom offering double sinks and walk-in shower. Additional highlights include: -Air conditioning for year-round comfort -Epoxy-coated 3-car garage with plenty of storage -RV parking for your travel lifestyle -BBQ gas line for effortless outdoor entertaining -HOA-maintained living at just \$175/month -Finished basement adds incredible versatility and extra living space -Heated garage. Enjoy the benefits of low maintenance living in a friendly and well-maintained neighborhood, with nearby access to shopping, parks, and walking paths. Don't miss your chance to own this one-of-a-kind, turn-key home in Kensington Living!