



**GRASSROOTS**  
REALTY GROUP

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132, 11850 84 Avenue  
Grande Prairie, Alberta

MLS # A2261698



**\$279,900**

Division:	Kensington		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,200 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan, See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, Window Coverings

Welcome to this beautifully maintained 3 bedroom, 2 bathroom mobile home offering a spacious open floor plan perfect for modern living. The primary bedroom is privately situated at the rear of the home and features a full ensuite for added comfort. At the front, you'll find two additional bedrooms and a full bathroom, ideal for family or guests. Enjoy outdoor living on the landscaped lot with a private deck, perfect for relaxing or entertaining. A handy shed provides extra storage, and the two-car parking pad ensures convenient off-street parking. Move-in ready and thoughtfully laid out, this home combines comfort, space, and functionality in one affordable package!&nbsp;Kensington Living offers a vibrant, friendly community with well-maintained amenities. The HOA fee of \$175/month includes water, snow clearing for local roads, maintenance of parks, playgrounds, and walking trails, and soon-to-be-added pickleball and sports courts. This location is unbeatable, just minutes from Costco, the airport, hospitals, schools, restaurants, shopping, gas stations, banking, and more! Come experience the Kensington Living lifestyle for yourself. Book your showing today!