



**GRASSROOTS**  
REALTY GROUP

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211, 11850 84 Avenue  
Grande Prairie, Alberta

MLS # A2277991



**\$599,900**

Division:	Kensington		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,272 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** Refrigerator x2, Stove x2, Dishwasher x2, Microwave x2, Washer x2, Dryer x2

This well designed up/down duplex with a legal basement suite offers an exceptional opportunity for investors or multi-generational living. Featuring separate entrances and an attached double garage with one side dedicated to each unit, this property is thoughtfully laid out for privacy and convenience. The upper legal suite offers 3 bedrooms and 2 bathrooms, including a spacious primary bedroom complete with a walk-in closet and private ensuite, an open-concept floor plan, and a functional kitchen with a central island ideal for entertaining. The legal lower suite includes 2 bedrooms and 1 bathroom, providing a comfortable and efficient layout. Both legal suites feature their own in-suite laundry. Outside, the fully fenced and landscaped yard adds to the home's appeal. The upper unit is vacant, while the lower is tenant-occupied, making this property a fantastic income-generating investment with immediate revenue potential. As part of Kensington Living, enjoy an HOA-managed community with monthly fees of \$225 that cover water, snow removal on local roads, and upkeep of parks, playgrounds, and walking trails—with pickleball and sports courts coming soon! Located just minutes from Costco, the airport, hospital, shopping, restaurants, and more. Come explore a smart investment located just west on 84 Avenue via 116 Street. Book your showing today!