



**GRASSROOTS**  
REALTY GROUP

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139, 11850 84 Avenue  
Grande Prairie, Alberta

MLS # A2285583



**\$359,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,685 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Driveway, Front Drive, Off Street, Parking Pad, Side By S		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	MHC
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this stunning modern manufactured home on a massive 9583 soft lot in the fantastic neighbourhood of Kensington! Offering 1,685 sq. ft. of beautifully designed living space, this 4-bedroom, 2-bathroom home combines comfort, functionality, and an unbeatable setting. With no neighbours on one side, you'll enjoy added privacy along with a large deck and spacious backyard that backs onto walking trails and showcases peaceful pond views. Inside, the thoughtfully designed layout features a bright and open main living area perfect for everyday living and entertaining. The kitchen is a true highlight, complete with generous counter space, abundant cabinetry, a large island, and a massive pantry conveniently located across from the laundry room for ultimate practicality. The spacious primary bedroom offers a walk-in closet and a private 4-piece ensuite, creating the perfect retreat at the end of the day. On the opposite side of the home, you'll find three additional bedrooms &mdash; one currently used as an office &mdash; along with another 4-piece bathroom, providing plenty of space for children, guests, or a growing family. This move-in ready home offers modern style, privacy, and access to nature &mdash; all in one incredible package. Don't miss your opportunity to make it yours!