



11910 81 Avenue  
Grande Prairie, Alberta

MLS # A2287149



**\$699,900**

Division:	Kensington		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,615 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters		
Inclusions:	Permanent Smart Lights		

Better than new! Beautifully finished 5-bedroom, 3-bath executive Grande Built family home in the desirable Kensington neighborhood—fully builder-developed inside, professionally landscaped, lightly lived in for just 16 months, and located across from a proposed elementary school and steps from the pond and walking trails. This well-appointed property features quartz countertops, a cozy fireplace, and a spacious open-concept layout designed for everyday living and entertaining. The kitchen offers a large island, built-in range, walk-in pantry, and massive bright windows that fill the space with natural light all day long. The primary bedroom includes a generous walk-in closet with window and a private 5-piece ensuite featuring a tiled shower and deep soaker tub. Step outside to enjoy the fenced and landscaped yard with a large deck—perfect for relaxing or hosting guests. The yard also features a gravel pad and firepit area. With no neighbours to the back or side, you'll enjoy added peace and privacy. The fully developed, builder-finished basement includes a dry bar with quartz counters and a fridge, creating an ideal entertainment space. Additional highlights include permanent Christmas lighting and smart home features with app control for year-round lighting—perfect for the holidays or playoff games with your favorite teams colors. The quality finishing in this home is evident throughout. The home also features a triple attached garage, offering ample space for vehicles and storage. A move-in-ready, better-than-new home that combines comfort, style, and location—perfect for families and professionals alike.