



**GRASSROOTS**  
REALTY GROUP

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**8209 121 Street**  
**Grande Prairie, Alberta**

**MLS # A2287170**



**\$719,000**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	2,022 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Creek/River/Stream/Pond		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this modern home with a unique floor plan featuring Soaring ceilings and unique feature grand staircase a statement piece of this home bringing perfect function and aesthetics together. The living room is spacious with panoramic views from the wall of windows at the rear of the home – and open concept flowing right into the dining space and kitchen. This home is so open & full of natural light with a true indoor-outdoor feeling. The galley style kitchen is modern with quartz stone waterfall countertops, two-toned cabinetry, open shelving and a large butlers pantry. Main floor features the primary bedroom with vaulted ceilings, large walk-in closet and 5 piece ensuite with large stand alone tub. There is a main floor laundry and boot room leading to the oversized triple garage – heated with epoxy flooring. The 2nd level has two more bedrooms, 4 piece bathroom, and a flex space. Just down the street from the neighborhood park and backing onto the pond in Kensington Estates. Call your favorite agent today for your Private viewing.