



**12018 83 Avenue
Grande Prairie, Alberta**

MLS # A2288223



\$724,900

Division:	Kensington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,973 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub		

Inclusions: N/A

Welcome to "The Meghan" in The Estates at Kensington — a beautifully crafted home that blends elevated design with exceptional family functionality. This thoughtfully designed 5-bedroom, 3.5-bathroom fully developed residence offers the perfect balance of upscale finishes, practical layout, and inviting warmth. The bright open-concept main floor is filled with natural light and showcases a chef-inspired kitchen complete with an oversized quartz island, gas cooktop, double wall ovens, and a convenient butler's pantry. The seamless flow into the dining and living areas creates an ideal space for both everyday living and entertaining. A dedicated mudroom and walk-through pantry from the garage add practical convenience. Upstairs, the spacious primary retreat offers a spa-inspired ensuite featuring a soaker tub and double rain shower, along with two additional bedrooms, a full bathroom, bonus room, and upper-level laundry. The fully developed basement expands your living space with additional bedrooms and a full bathroom, providing flexibility for guests, a growing family, or home office needs. Outside, the completed yard offers room to relax, play, and entertain. Located near parks, walking trails, and amenities in one of Grande Prairie's fastest-growing communities, this exceptional home delivers space, sophistication, and everyday comfort in an ideal family setting.