



107, 11850 84 Avenue  
Grande Prairie, Alberta

MLS # A2288277



**\$329,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	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>	Kitchen Island, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Refrigerator, Built-in Oven, Electric Cooktop, Dishwasher, Microwave, Washer, Dryer

Welcome to this beautiful 3 bedroom, 2 bathroom mobile home designed for comfortable living and effortless style. Offering a bright, open-concept floorplan, this home is perfect for both everyday life and entertaining guests. Step inside to discover durable, modern vinyl flooring flowing throughout the main living areas, enhancing the home's warm and inviting feel. The spacious kitchen serves as the heart of the home, featuring a large center island ideal for meal preparation, casual dining, or gathering with family and friends. You'll also appreciate the built-in oven and sleek electric cooktop, combining functionality with contemporary appeal. The kitchen seamlessly connects to the dining and living areas, creating a natural flow and open atmosphere. Privately located at the rear of the home, the primary suite offers a peaceful retreat complete with a generous walk-in closet and a well-appointed ensuite bathroom. Two additional bedrooms provide flexible space for family members, guests, or a home office. A dedicated laundry room adds extra convenience, while outside you'll enjoy a fully landscaped yard, a welcoming back deck perfect for relaxing or entertaining, and a two-car parking pad to complete this move-in-ready home. As part of Kensington Living, enjoy an HOA-managed community with monthly fees of \$175 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!