



11946 79
Grande Prairie, Alberta

MLS # A2299296



\$539,900

Division:	Kensington		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,408 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to this stunning 2020 modified bi-level located in the highly sought-after community of Kensington Estates in Grande Prairie. Offering 1,408 sq ft of thoughtfully designed living space, this home combines modern style, functionality, and comfort in one exceptional package. Featuring 4 bedrooms and 3 bathrooms, this home is finished with high-end materials and attention to detail throughout. The open-concept main floor showcases granite countertops, stainless steel appliances, and a beautiful blend of tile, carpet, and vinyl plank flooring. The spacious kitchen flows seamlessly into the living and dining areas, making it perfect for both everyday living and entertaining. The fully developed basement adds valuable living space and is nearly complete, requiring only final bathroom touches including flooring, tub, toilet, and vanity to be fully finished to your preference. Step outside to enjoy the landscaped front and back yards, complete with a deck and firepit area—ideal for relaxing evenings or hosting friends and family. The attached heated double garage provides convenience and comfort year-round. Additional features include plumbing already in place for a future air conditioning unit, offering an easy upgrade for added comfort. Situated in one of Grande Prairie's most desirable neighbourhoods, this home offers a perfect balance of style, space, and location. Don't miss your opportunity to own in Kensington Estates—book your showing today.