



**GRASSROOTS**  
REALTY GROUP

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8125 121 Street  
Grande Prairie, Alberta

MLS # A1110919



**\$549,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,653 sq.ft.	<b>Age:</b>	2021 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** -

Jaeger Homes 1653 modified bi-level "THE CYPRESS" with triple car garage backing onto KENSINGTON POND. This gorgeous plan is bright, open, and tastefully functional throughout. Enjoy a spacious entrance navigating into vaulted ceiling main floor. Kitchen is magazine worthy offering quartz countertops, custom cabinetry, and a large eat-up island. Enjoy the great size living room with modern gas fireplace accompanied by dining area and beautiful partially covered deck transition overlooking your water feature. 2 kid's bedrooms and charming 3-piece bathroom complete the main living area. Make your way to the master bedroom and enjoy plenty of room along with a walk-in closet and 5-PIECE ensuite showcasing double sinks, walk-in closet, and a free-standing tub. Other notable features throughout the home include tile & hardwood flooring, matte black fixtures & hardware, barn door finishing's, and more! Sizeable 24 x 30 garage including hot & cold taps as well. Basement is ready for development. Call or text to inquire today!