



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

11934 81 Avenue  
Grande Prairie, Alberta

MLS # A2057095

**\$499,900**



|           |                                                                            |        |                  |
|-----------|----------------------------------------------------------------------------|--------|------------------|
| Division: | Kensington                                                                 |        |                  |
| Type:     | Residential/House                                                          |        |                  |
| Style:    | 2 Storey                                                                   |        |                  |
| Size:     | 1,480 sq.ft.                                                               | Age:   | 2023 (1 yrs old) |
| Beds:     | 3                                                                          | Baths: | 2 full / 1 half  |
| Garage:   | Off Street, Triple Garage Attached                                         |        |                  |
| Lot Size: | 0.11 Acre                                                                  |        |                  |
| Lot Feat: | Back Yard, City Lot, Front Yard, No Neighbours Behind, Standard Shaped Lot |        |                  |

|             |                                  |            |    |
|-------------|----------------------------------|------------|----|
| Heating:    | Forced Air                       | Water:     | -  |
| Floors:     | See Remarks                      | Sewer:     | -  |
| Roof:       | Asphalt Shingle                  | Condo Fee: | -  |
| Basement:   | Full, Unfinished                 | LLD:       | -  |
| Exterior:   | Mixed, Vinyl Siding, Wood Siding | Zoning:    | RG |
| Foundation: | Poured Concrete                  | Utilities: | -  |
| Features:   | See Remarks                      |            |    |

Inclusions: N/A

Beautiful 2 Storey plan built by Little Rock Builders located in Kensington. This home offers an efficient plan. It offers a main level with a large entry, stunning kitchen, butlers pantry, dining room and spacious bright living room. Upstairs you will find 3 bedrooms which includes a large master bedroom with a walk-in closet and a full 4 piece en-suite. 2 more great features on the upper level are the bonus room and laundry space. Great home in a great neighborhood! From the time we get an unconditional offer possession will be 3-4 months.