



GRASSROOTS
REALTY GROUP

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155, 11850 84 Avenue
Grande Prairie, Alberta

MLS # A2086624



\$509,900

Division:	Kensington		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,395 sq.ft.	Age:	2023 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: \$5000 appliance allowance

Welcome to simplified bungalow life! This beautifully finished, single family home with 3 car garage is backing onto the pond and walking path in Kensington Living! A spacious front entry connects with the garage entrance that has a built in bench and coat hooks. The open concept kitchen, dining and living area has a fireplace with floating mantel, an archway between living and dining spaces, and a garden door to an already completed deck. The very functional kitchen features a central island with eating bar, corner walk in pantry, both pendant and pot lighting, and large windows to the back yard for a stunning pond view. The primary suite has a walk in closet and ensuite with double sinks and custom tile & glass shower. There is a main floor laundry room, a second bedroom, and full bathroom on the main floor as well. Kensington Living is a friendly community where you will find neighbourhood events and community managed & maintained amenities. HOA fee of \$175/mo INCLUDES WATER, local road snow clearing, park/playground/walking trails maintenance, and soon to be added pickle ball/sport courts! Costco, Airport, Hospital, school, restaurants, shopping, gas stations, banking, etc are all just minutes away. Experience Kensington Living for yourself - come and have a look! Just West on 84 Avenue through 116 Street - follow the signs to your new home.