



155, 11850 84 Avenue  
Grande Prairie, Alberta

MLS # A2086624



**\$509,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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, schoola, 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.