



505, 11850 84 Avenue  
Grande Prairie, Alberta

MLS # A2100628



**\$474,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,395 sq.ft.	<b>Age:</b>	2024 (0 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>	City Lot, See Remarks		

<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! Beautifully finished, single family home with 3 car garage - in Kensington Living! A spacious front entry connects with the garage entrance. The open concept kitchen, dining and living has a fireplace with floating mantel, feature dining wall detail, and a garden door to an already completed deck with privacy wall and gas line for bbq. The beautiful island kitchen has a corner walk in pantry, pendant and pot lighting, an eating bar, and large windows to the back yard . 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 as well. Basement is ready for development with the option for a legal suite - door from garage to basement in this home. 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, 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.