



GRASSROOTS
REALTY GROUP

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12022 83 Avenue
Grande Prairie, Alberta

MLS # A2102323



\$584,900

Division:	Kensington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,786 sq.ft.	Age:	2022 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, No Neighbours Behind, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Shingle Siding, Vinyl Siding, Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Pantry, Tankless Hot Water		

Inclusions: N/A

IMMEDIATE POSSESSION WITH \$5000 APPLIANCE PACKAGE! "The Holden" by Little Rock Builders is situated on a great lot in Kensington backing onto and facing a lake and only a short walk to the park! The main level offers a nice entryway, powder room, big dining room, large kitchen, and spacious living room with a view. The tall ceilings, modern colors and stylish touches will leave you wanting this house! The upstairs of this home offers a bonus room, full bathroom, laundry room, 2 big bedrooms plus a beautiful master bedroom that includes an en-suite and walk-in closet. Great lot, great location and a great builder! Take a look today