



GRASSROOTS
REALTY GROUP

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11918 81 Avenue
Grande Prairie, Alberta

MLS # A2102975



\$609,900

Division:	Kensington		
Type:	Residential/House		
Style:	Modified Bi-Level, Up/Down		
Size:	1,540 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Deck, \$10,000 allowance, GDO w. Controls and Real Property Report. Grande Built Homes 1yr Builders Warranty. Alberta New Home Warranty 2yr Supply and Distribution Systems, 5yr Building Envelope, 10yr Structural.

The Carissa, by Grande Built Homes. This Modified bi-level includes a fully developed legal basement suite. The main floor welcomes you with soaring ceilings, a functional open floor plan, and the perfect fireplace to cozy up to, and it offers plenty of room for friends and family alike. The main floor includes two generous bedrooms and a full family-sized bathroom. The top floor consists of the laundry room and the oversized primary suite, featuring an impressive walk-in closet, ensuite with dual sink and gorgeous tile shower. The basement suite features tall ceilings, big bright windows, two excellent bedrooms, a full bathroom and laundry. This property sits on a large lot in the beautiful neighbourhood of Kensington Estates. This property packs on the value with a double and single garage and the top-quality details and finishes we've come to know and love. This could be the perfect property if you want to offset your cost of living without sacrificing size or style or have multigenerational or semi-independent living. *Photos are sample photos*