



11934 81 Avenue  
Grande Prairie, Alberta

MLS # A2151037

**\$509,900**



|                  |                                                                            |               |                  |
|------------------|----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Kensington                                                                 |               |                  |
| <b>Type:</b>     | Residential/House                                                          |               |                  |
| <b>Style:</b>    | 2 Storey                                                                   |               |                  |
| <b>Size:</b>     | 1,480 sq.ft.                                                               | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Off Street, Triple Garage Attached                                         |               |                  |
| <b>Lot Size:</b> | 0.11 Acre                                                                  |               |                  |
| <b>Lot Feat:</b> | Back Yard, City Lot, Front Yard, No Neighbours Behind, Standard Shaped Lot |               |                  |

|                    |                                  |                   |    |
|--------------------|----------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | See Remarks                      | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished                 | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed, Vinyl Siding, Wood Siding | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks                      |                   |    |

**Inclusions:** \$15000 appliance allowance

NOW OFFERING a \$15000 cash back incentive. IMMEDIATE Possession!! Presenting "The Aspyn" by Little Rock Builders! This beautiful 2 Story home is located in Kensington, the best up and coming neighborhood in Grande Prairie. This home offers an efficient plan with 3 bedrooms, 2.5 bathrooms and a bonus room! It has a main level with a large entry, stunning kitchen, butlers pantry, dining room and spacious bright living room. Upstairs you will find 3 bedrooms which includes a large master bedroom with a walk-in closet and a full 4 piece ensuite. 2 more great features on the upper level are the bonus room and laundry space. **\*\*NO CARPET\*\*** Great home in a great neighborhood!