



**12022 83 Avenue  
Grande Prairie, Alberta**

**MLS # A2151362**



**\$599,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,786 sq.ft.	<b>Age:</b>	2022 (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>	0.13 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>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding, Vinyl Siding, Wood Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Pantry, Tankless Hot Water		

**Inclusions:** \$5000 appliance allowance

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