



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

707, 11850 84 Avenue  
Grande Prairie, Alberta

MLS # A2169716



**\$419,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	1,219 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Priced well below city assessed value! Welcome to the luxurious and hassle-free lifestyle at Jaeger Homes' newest building plan, "The Oakwood," designed specifically for those craving elegant and ease of living. Embrace modern living without the burden of strenuous upkeep, and revel in the comfort of this stunning bungalow floor plan. As you enter the home, natural light floods the space, thanks to the south-facing backyard and expansive windows. The kitchen is a true masterpiece, complete with custom Lafleur cabinets, quartz countertops, soft-close drawers, and an undermount sink. Enjoy breakfast at the large island, while the dining and living areas offer ample space for entertaining guests. The master bedroom is a serene retreat, boasting an accent wall, a 5-piece ensuite with a tile shower and his and hers sinks, and a spacious walk-in closet. With main-floor laundry and a coat area off the garage entry, you'll never have to worry about tracking dirt and grime through your pristine home. Invite your friends over to relax on the covered deck or cozy up in front of the feature wall with its fireplace, mantle, and TV hook-ups. A 2nd bedroom/office space and main bath complete the main floor. The basement fit with large windows offers endless possibilities for future development, with space for an additional bedroom, bathroom, games area, and living area. Note\*\* - This property features waterproofed laminate flooring for a worry-free experience. Kensington Living is a friendly community where you will find neighborhood 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, schools, restaurants, shopping, gas stations, banking, etc are all just minutes away. Experience Kensington

Living for yourself - come and have a look!