



GRASSROOTS
REALTY GROUP

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

208, 11850 84 Avenue
Grande Prairie, Alberta

MLS # A2177210



\$595,900

Division:	Kensington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,762 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Refrigerator x2, Stove x2, Dishwasher x2, Microwave x2, Washer x2, Dryer x2

ATTENTION INVESTORS!! Available for investment purchase is this fully rented beautiful new 2 story home with 3 car garage and LEGAL one bedroom basement suite. Current rents are \$3,000 for upstairs & \$1,600 for lower unit including utilities. The main floor offers a spacious entry with bench and coat hooks, 2pc bath, garage entry with closet and access directly to the pantry. The cozy but spacious kitchen, dining and living has a fireplace with floating mantel, garden door to future deck, and a great island kitchen. Upstairs you will find a large bonus room (that could be used as family room/playroom, gym), two bedrooms and a full bathroom, a laundry room, and the primary bedroom with walk through closet and ensuite with double sinks and custom tile shower. You will fall in love the thoughtful and upgraded finishings throughout - vinyl plank flooring, beautiful designer-colour cabinets, quartz kitchen counters, tile backsplash, and modern lighting. The basement suite has large windows for natural light, an open kitchen, dining, living space, a bedroom with walk in closet, a full bathroom, and a laundry & utility room. Kensington Living is a friendly community where you will find neighbourhood events and community managed & maintained amenities. HOA fee of \$225/mo includes water, local road snow clearing, park/playground/walking trails maintenance, and soon to be added pickle ball/sport courts! Costco, Airport, Hospital, restaurants, shopping, gas stations, banking, etc are all just minutes away. Experience Kensington Living for yourself - come and have a look! Just West on 84 Avenue through 116 Street - follow the signs to your new home.