



**GRASSROOTS**  
REALTY GROUP

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161, 11850 84 Avenue  
Grande Prairie, Alberta

MLS # A2184609



**\$577,900**

Division:	Kensington		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,395 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	High Efficiency	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Beautiful 5 bedroom and 3 bathroom bungalow located in Kensington!!! This 1395 sq ft home has an amazing view!!! The kitchen has grey cabinets and an island, granite counter tops, a large undermount sink, white subway tile, and a corner pantry. The dining area has a very nice view of the pond and a walking trail. The living room has an electric fireplace. Vinyl plank flooring through-out the entire home!!! The master bedroom has a walk-in closet with custom built-in shelving, 3 piece ensuite with a double walk -n shower, and a double vanity. The 2nd bedroom is a good size and main floor laundry room with storage. The basement will be finished with 3 more bedrooms, a full bathroom, and a family room. The attached triple garage is 23 x 26. The backyard is landscaped, deck and access to the pond and walking trails. HOA fee of \$175/per month and includes water, snow removal, and park/playground/walking trails maintenance. Don't miss out and book your showing today!!!