



**GRASSROOTS**  
REALTY GROUP

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705, 11850 84 Avenue  
Grande Prairie, Alberta

MLS # A2207241



**\$424,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,230 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** n/a

Discover refined living in Kensington Estates with this beautifully designed semi-detached bungalow with attached 20x24 garage. Front landscaping is complete, and back yard has been seeded. Inside, enjoy bright, open-concept spaces featuring a chef's kitchen with custom Lafleur cabinetry and quartz countertops, perfect for entertaining. The master suite offers a full ensuite with his and her sinks, tiled shower and walk-in closet. A versatile second bedroom/office and main floor laundry provide added convenience. Extend your living space outdoors onto the covered deck or cozy up by the fireplace. The unfinished basement, with large windows, presents excellent potential for future expansion and additional living space. As part of the vibrant Kensington Living community, you'll benefit from beautifully landscaped parks, walking paths, planned community events, and there has been discussion of potential future amenities including a sport court. Low monthly fee of \$175 covers common area maintenance, water, sewer and garbage collection. Embrace a luxurious, low-maintenance lifestyle in this fine property perfect for a first home, small family, roommates or empty nesters looking to downsize.