155, 11850 84 Avenue
Grande Prairie, Alberta

MLS # A2086624

$509,900

Division:	Kensington
Type:	Residential/House
Style:	Bungalow
Size:	1,395 sq.ft.
Age:	2023 (2 yrs old)
Beds:	2
Baths:	2
Garage:	Triple Garage Attached
Lot Size:	0.11 Acre
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Be

Heating:	Forced Air		**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, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Inclusions: $5000 appliance allowance

Welcome to simplified bungalow life! This beautifully finished, single family home with 3 car garage is backing onto the pond and walking path in Kensington Living! A spacious front entry connects with the garage entrance that has a built in bench and coat hooks. The open concept kitchen, dining and living area has a fireplace with floating mantel, an archway between living and dining spaces, and a garden door to an already completed deck. The very functional kitchen features a central island with eating bar, corner walk in pantry, both pendant and pot lighting, and large windows to the back yard for a stunning pond view. The primary suite has a walk in closet and ensuite with double sinks and custom tile & glass shower. There is a main floor laundry room, a second bedroom, and full bathroom on the main floor as well. Kensington Living is a friendly community where you will find neighbourhood 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, schoola, 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.