

206, 11850 84 Avenue  
Grande Prairie, Alberta

MLS # A2183668



**\$495,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,566 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Forced Air

**Water:** -

**Floors:** Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 175

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** DC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener & Controls

Welcome to this stunning 2 story half duplex with a 3 car garage, perfectly situated across from a playground! The main floor features a welcoming entryway complete with a built-in bench and coat hooks, a convenient 2 piece bathroom, and direct access to the garage with a nearby closet and a handy walkthrough to the pantry. The open concept kitchen, dining, and living area boasts a cozy fireplace with a floating mantel, a garden door leading to a fully finished deck with stairs to the backyard, and a spacious island that's perfect for entertaining. Upstairs, you'll find a versatile bonus room—ideal as a family room, playroom, or home gym. The primary suite is a true retreat with a feature wall, a sliding door leading to a walk-through closet, and an ensuite with double sinks and a custom tiled shower. Two additional bedrooms, a full bathroom, and a well appointed laundry room complete the upper level. You'll love the thoughtful upgrades throughout the home, including durable vinyl plank flooring, stylish designer cabinets, elegant quartz countertops, a chic tile backsplash, modern lighting, and unique accent details. The unfinished basement offers incredible potential with large windows for natural light and space for a future bedroom with a walk-in closet, a family or recreation room, a full bathroom, a utility/storage room, and an additional storage closet. Located in Kensington Living, a friendly community with neighborhood events and well maintained amenities, the monthly HOA fee of \$175 includes water, local road snow clearing, and park/playground/trail maintenance. Convenience is key with Costco, the airport, the hospital, restaurants, shopping, gas stations, and banking all just minutes away. Experience the charm of Kensington Living—book your showing today!