

227, 11850 84 Avenue  
Grande Prairie, Alberta

MLS # A2200878



**\$594,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	1,272 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double 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:** \$ 225

**Basement:** Finished, Full, Suite

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** DC

**Foundation:** Poured Concrete

**Utilities:** -

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

**Inclusions:** Refrigerator x2, Stove x2, Dishwasher x2, Microwave x2, Washer x2, Dryer x2, Garage Door Opener & Controls

ATTENTION INVESTORS!! AVAILABLE FOR INVESTMENT PURCHASE - LEASED UP/ vacant DOWN duplex with attached garage for each unit - located in Kensington Living! Renting at \$2650 up & was leased at \$1900 down incl. utilities. Front entry leads to the open concept kitchen, dining and living room. Enjoy the feature dining wall detail and large dining space, cozy living area, and island kitchen with eating bar and pantry, pendant and pot lighting, and garden door to the backyard. The primary bedroom has lovely feature wall detail, walk in closet, and ensuite with custom tile & glass shower. Two more bedrooms and full bathroom on the main floor, and there is a spacious laundry room and storage area just off the front entry. Attached garage for the main floor suite is 14'4"x24'0". The basement suite is VACANT with 2 large bedrooms, a full bathroom, family room, and great kitchen and dining space. The attached garage for the lower suite is 11'2"x24'0". You will love the thoughtful finishings throughout - vinyl plank flooring, beautiful 'designer colour' soft close cabinets, tile backsplash, modern lighting and creative accents. 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 - West on 84 Avenue through 116 Street - follow the signs to a great investment!