

230, 11850 84 Avenue
Grande Prairie, Alberta

MLS # A2200906



\$539,900

Division:	Kensington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,760 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, 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 two story half duplex with a triple car garage, perfectly situated on a corner lot just down from a playground! The main floor features a spacious entryway with a bench & coat hooks, a convenient 2pc bath, garage access with a closet, and direct entry to the pantry. The open concept kitchen, dining, and living area is warm and inviting, complete with a fireplace and floating mantel. A garden door leads to the already completed deck with stairs down to the backyard, while the stylish island kitchen offers plenty of space for entertaining. Upstairs, you'll find a generous bonus room, perfect for a family room, playroom, or home gym, along with two great sized bedrooms, a full bathroom, and a laundry room. The luxurious primary bedroom boasts a feature wall, a sliding door leading to a walk through closet, and an ensuite with double sinks and a custom tiled shower. You'll fall in love with the thoughtful upgrades and modern finishes throughout, including vinyl plank flooring, designer coloured cabinetry, quartz countertops, a stylish tile backsplash, contemporary lighting, and unique accent details. The unfinished basement offers excellent potential, featuring large windows for natural light and ample space to add a bedroom, a family or recreation room, a full bathroom, and additional storage. 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, 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.