

**505, 11850 84 Avenue
Grande Prairie, Alberta**

MLS # A2100628



\$464,900

Division:	Kensington		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,395 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, See Remarks		

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! Beautifully finished, single family home with 3 car garage - in Kensington Living! A spacious front entry connects with the garage entrance. The open concept kitchen, dining and living has a fireplace with floating mantel, feature dining wall detail, and a garden door to an already completed deck with privacy wall and gas line for bbq. The beautiful island kitchen has a corner walk in pantry, pendant and pot lighting, an eating bar, and large windows to the back yard . 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 as well. Basement is ready for development with the option for a legal suite - door from garage to basement in this home. 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.