



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
 OUELLETTE
 ASSOCIATE

780-831-7725
 jackadmin@gpremax.com

155, 11850 84 Avenue
 Grande Prairie, Alberta

MLS # A2086624



\$509,900

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|------------------|---|---------------|------------------|
| Division: | Kensington | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,395 sq.ft. | Age: | 2023 (1 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 | | |

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|--------------------|---|-------------------|--------|
| 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, school, 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.