



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

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130, 11850 84 Avenue  
 Grande Prairie, Alberta

MLS # A2182539



**\$249,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Front Yard, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** N/A

Immaculate 3 bedroom and 2 full bathroom manufactured home in beautiful Kensington!!! This home is clean and move-in ready!! The open-concept kitchen, dining, and living room are perfect for entertaining family and friends. The kitchen has light natural wood cabinets, black appliances, and lots of storage. The laundry area is located near the back entrance. The master bedroom has a full ensuite and a double walk-through closet. Bedrooms 2 & 3 and a main full bathroom are located on the opposite side of the home. A large closet at the main entrance for storage. There is a double concrete parking pad, fully landscaped, and a large deck. HOA fees are \$175 per month and include water, sewer, garbage, and snow removal. A very nice community for children to play and ride their bikes on the trails. Don't miss out and book your showing today!!!