

**210, 11850 84 Avenue  
Grande Prairie, Alberta**

**MLS # A2217936**



**\$595,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,762 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 225
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Refrigerator x2, Stove x2, Dishwasher x2, Microwave x2, Washer x2, Dryer x2

Discover this beautiful 2 storey home in Kensington Living with a triple car garage and a LEGAL 1 bedroom basement suite&mdash;perfect for extended family or rental income! The main floor features a spacious entry with custom bench and hooks, a convenient 2-piece bath, garage access with built-in closet, and direct access to the pantry. The open concept kitchen, dining, and living area is warm and welcoming, with a cozy fireplace, floating mantel, and garden door to your back deck. The kitchen shines with a large island, quartz countertops, designer cabinetry, tile backsplash, and modern lighting. Upstairs, you'll find a versatile bonus room ideal for a family room, playroom, or home gym, along with two bedrooms, a full bathroom, and a dedicated laundry room. The spacious primary suite is complete with a walk-through closet and luxurious ensuite featuring double sinks and a custom tile shower. The legal basement suite offers large windows for plenty of natural light, an open kitchen/living space, a bedroom with walk-in closet, full bathroom, and separate laundry and utility room. Enjoy the perks of Kensington Living, a welcoming community with an HOA that covers water, snow removal on local roads, and maintenance of parks, playgrounds, and trails&mdash;plus upcoming pickleball and sports courts. Just minutes from Costco, the airport, hospital, restaurants, shopping, and more. Come see why Kensington Living is the place to call home&mdash;just west on 84 Ave through 116 Street. Book a showing today!