

**11934 81 Avenue
Grande Prairie, Alberta**

MLS # A2151037



\$499,800

Division:	Kensington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,480 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, No Neighbours Behind, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Na

IMMEDIATE Possession!! Presenting "The Aspyn" by Little Rock Builders! This beautiful 2 Story home is located in Kensington, the best up and coming neighborhood in Grande Prairie. This home offers an efficient plan with 3 bedrooms, 2.5 bathrooms and a bonus room! It has a main level with a large entry, stunning kitchen, butlers pantry, dining room and spacious bright living room. Upstairs you will find 3 bedrooms which includes a large master bedroom with a walk-in closet and a full 4 piece ensuite. 2 more great features on the upper level are the bonus room and laundry space. ****NO CARPET**** Great home in a great neighborhood!