



GRASSROOTS
REALTY GROUP

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210, 11850 84 Avenue
Grande Prairie, Alberta

MLS # A2217936



\$595,900

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

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	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—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—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—just west on 84 Ave through 116 Street. Book a showing today!