



**GRASSROOTS**  
REALTY GROUP

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**227, 11850 84 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2217958**



**\$594,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	1,272 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	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>	\$ 225
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** Refrigerator x2, Stove x2, Dishwasher x2, Microwave x2, Washer x2, Dryer x2, Garage Door Opener & Controls

This fully developed up/down duplex with attached garages for each unit is ideal for investors! Located in the vibrant Kensington Living community, this property offers modern design, solid rental income potential, and fantastic community amenities. The main unit features an open-concept layout with a stylish dining area, cozy living room, and a well-equipped island kitchen with pantry, eating bar, and a garden door to the backyard. The primary bedroom includes a walk-in closet, feature wall, and ensuite with custom tile & glass shower. Two additional bedrooms, a full bathroom, and a spacious laundry/storage room complete the main floor. Attached garage measures 15'4"x26'6". The basement suite includes two large bedrooms, a full bathroom, a generous family room, and a bright kitchen with dining space. This unit also has its own attached garage (11'2"x26'6"). Enjoy quality finishings throughout both suites—vinyl plank flooring, soft-close designer cabinets, tile backsplash, modern lighting, and unique decorative touches. As part of Kensington Living, enjoy an HOA-managed community with monthly fees of \$225 that cover water, snow removal on local roads, and upkeep of parks, playgrounds, and walking trails—with pickleball and sports courts coming soon! Located just minutes from Costco, the airport, hospital, shopping, restaurants, and more. Come explore a smart investment—located just west on 84 Avenue via 116 Street. Book your showing today!