



GRASSROOTS
REALTY GROUP

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8106 121 Street
Grande Prairie, Alberta

MLS # A2231601



\$709,900

Division:	Kensington		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,198 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, No Neighbours Behind, Rectangular Lot, Standard Shape		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	fridge, stove, dishwasher, washer, dryer, blinds		

The forever home you have been waiting for! "The Taylor" originally built by Little Rock Builders. (The walk out basement could offer an opportunity to add a suite) The main level offers a great open plan with a chefs kitchen featuring an island, walk through pantry, numerous cabinets, lots of counter/prep space and great appliance placement with a double wall oven and cooktop. The main floor also has a front entry with a bench & hook area. And a high functioning boot-room with a locker/bench setup perfect for any family. The upstairs is perfect! It has a big bonus room sided by 2 bedrooms and a 4 piece bathroom. Then the master suite is complimented with a walk-in closet and 5 piece en-suite worthy of a magazine. The garage is a proper triple measuring 34'11" by 26'5". The lot is one of very few backing onto the trees, a few steps from a park, lots of parking and on the southwest side of GP close to many great amenities.