



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**504, 11850 84 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2231649**



**\$559,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,382 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	Finished, Full	<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, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	GDO + Remotes, All blinds, TV Mount		

Welcome to this beautifully upgraded bungalow duplex nestled in the peaceful and highly sought-after Kensington Living community. Perfectly designed for a retired couple or anyone seeking a low-maintenance lifestyle, this fully developed home offers a thoughtful layout and countless upgrades. Featuring 4 spacious bedrooms plus a den, and 3 full bathrooms, this home is sure to impress. The open-concept main living area boasts high-end finishes throughout, including premium vinyl plank flooring, designer lighting, and elegant Zebra blinds. The gourmet kitchen is equipped with top-tier stainless steel appliances and a reverse osmosis water system, perfect for the home chef. The primary suite is a true retreat, complete with a large walk-in closet and a luxurious ensuite bathroom offering double sinks and walk-in shower. Additional highlights include: -Air conditioning for year-round comfort -Epoxy-coated 3-car garage with plenty of storage -RV parking for your travel lifestyle -BBQ gas line for effortless outdoor entertaining -HOA-maintained living at just \$175/month -Finished basement adds incredible versatility and extra living space -Heated garage. Enjoy the benefits of low maintenance living in a friendly and well-maintained neighborhood, with nearby access to shopping, parks, and walking paths. Don't miss your chance to own this one-of-a-kind, turn-key home in Kensington Living!