



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

105, 11850 84 Avenue
Grande Prairie, Alberta

MLS # A2244229



\$324,900

Division:	Kensington		
Type:	Residential/House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Crown Molding, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Wired for Data		
Inclusions:	Shed		

Move-In Ready | Prime Location| Hidden Value with Savings! Price Improvement to \$324,900! Welcome to your next home in the heart of Kensington Living — a vibrant, sought-after neighborhood just minutes from Costco, scenic walking trails, and a beautiful park right across the street. Built in 2020, this immaculate home blends low-maintenance living with stylish, modern comfort. Whether you're a busy professional, first-time buyer, or growing family, this property checks all the boxes — without breaking the bank. Highlights: Contemporary kitchen with full tile backsplash, sleek modern cabinets, and upgraded lighting finishes Like-new condition inside and out Open-concept layout perfect for entertaining or relaxing Convenient location near all major amenities Quick possession available — move in right away! Hidden Value? YES. This property has a fixed condo fee that includes water usage. At \$175 this includes your garbage disposal, landscaping, snow removal and WATER! Meaning regardless if you have a heavy or light month of usage your bill stays the same! Huge cost savings!