



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

216, 11850 84 Avenue
Grande Prairie, Alberta

MLS # A2272393



\$585,000

Division:	Kensington		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,235 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions: Refrigerator x2, Stove x2, Dishwasher x2, Washer x2, Dryer x2

This fully developed up/down duplex, each unit complete with its own attached garage, offers an exceptional opportunity for investors seeking strong rental performance and long-term value. Situated in the Kensington Living community, the property combines modern design, dependable income potential, and access to outstanding neighbourhood amenities. The main floor features a bright, open-concept layout with a stylish dining area, inviting living room, and a well-appointed island kitchen complete with pantry, eating bar, and direct access to the backyard. The primary bedroom includes a walk-in closet, feature wall, and a private ensuite with a custom tile-and-glass shower. Two additional bedrooms, a full bathroom, and a spacious laundry/storage room provide excellent functionality. The attached garage measures 14' 4" by 23' for added tenant appeal. The lower legal suite is equally impressive, offering two large bedrooms, a full bathroom, a generous family room, and a bright kitchen with dedicated dining space. This unit also includes its own attached garage (11'2" x 23'), enhancing rental desirability and convenience. Both showcase quality finishes throughout including vinyl plank flooring, soft-close designer cabinetry, tile backsplash, modern lighting, and thoughtful decorative details. 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! 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!