



GRASSROOTS
REALTY GROUP

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508, 11850 84 Avenue
Grande Prairie, Alberta

MLS # A2272401

\$605,000



SAMPLE PHOTO

Division:	Kensington		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,268 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 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, Pantry, See Remarks		

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

This fully finished up/down duplex presents an outstanding opportunity for investors looking to secure reliable rental income in a growing community. Thoughtfully designed and move-in ready, each unit features its own attached garage, an attractive asset for long-term tenants and increased marketability. The upper level offers a bright layout with an open living and dining area, complemented by a modern island kitchen equipped with a pantry, eating bar, and access to the backyard through a convenient garden door. The primary bedroom includes a walk-in closet and full ensuite. Two additional bedrooms, a full bathroom, and a dedicated laundry/storage room ensure excellent functionality. The attached garage measures 14'4" x 24'0", providing valuable extra space. The lower legal suite delivers impressive comfort and efficiency with two spacious bedrooms, a full bathroom, a welcoming family room, and a well-appointed kitchen with room for dining. Its own attached garage (11'2" x 19'8") further enhances the unit's appeal and rental potential. High-quality materials and finishes including vinyl plank flooring, soft-close cabinetry, tile accents, and modern lighting run consistently throughout both legal suites, making this a low-maintenance, high-potential investment property in a desirable location. 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!