



GRASSROOTS
REALTY GROUP

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8209 121 Street
Grande Prairie, Alberta

MLS # A2287170



\$719,000

Division:	Kensington		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,037 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Creek/River/Stream/Pond		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this modern home with a unique floor plan featuring Soaring ceilings and unique feature grand staircase a statement piece of this home bringing perfect function and aesthetics together. The living room is spacious with panoramic views from the wall of windows at the rear of the home & open concept flowing right into the dining space and kitchen. This home is so open & full of natural light with a true indoor-outdoor feeling. The galley style kitchen is modern with quartz stone waterfall countertops, two-toned cabinetry, open shelving and a large butlers pantry. Main floor features the primary bedroom with vaulted ceilings, large walk-in closet and 5 piece ensuite with large stand alone tub. There is a main floor laundry and boot room leading to the oversized triple garage & heated with epoxy flooring. The 2nd level has two more bedrooms, 4 piece bathroom, and a flex space. Just down the street from the neighborhood park and backing onto the pond in Kensington Estates. Call your favorite agent today for your Private viewing.