



110, 11850 84 Avenue
Grande Prairie, Alberta

MLS # A2295918



\$344,900

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|------------------|--------------------------------|---------------|------------------|
| Division: | Kensington | | |
| Type: | Residential/Manufactured House | | |
| Style: | Modular Home | | |
| Size: | 1,520 sq.ft. | Age: | 2020 (6 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Off Street | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 175 |
| Basement: | None | LLD: | - |
| Exterior: | Metal Frame | Zoning: | MHC |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water | | |
| Inclusions: | 10x10 Storage Shed, Window Blind, 2x Deck Umbrellas | | |

Welcome to a home where thoughtful design and everyday comfort come together effortlessly; tucked into the sought-after Kensington Living community on the west end of Grande Prairie. From the moment you step inside, you'll see the natural light pouring in through a wall of large windows. The open layout flows effortlessly, thoughtfully designed for both everyday living and the moments you'll want to share with others. At the heart of it all is a kitchen that truly delivers. Featuring both a built-in wall oven and a separate slide in range, built-in microwave, a sleek stainless range hood, garbage disposal system, and a generous walk-in pantry with custom shelving and an additional bar fridge; whether you're hosting a full house or just enjoying a quiet night in, this space was built to handle it all with ease and style. Step outside the dining room patio doors and you'll find a backyard that's just as inviting. Fully fenced and beautifully maintained, with lush sod underfoot and a sprawling 40-foot deck that becomes an extension of your living space in the warmer months. Morning coffee, evening dinners, summer barbecues; this is where those moments happen. Built with longevity and efficiency in mind, this home has it all: metal insulated skirting, Energy Star rated appliances, a tankless gas water heater, and central air conditioning ensure comfort in every season while keeping efficiency top of mind. The primary suite is a retreat of its own; spacious, quiet, and designed to unwind at the end of the day. A large walk-in closet and a well-appointed ensuite with double sinks create a space that feels both functional and a little indulgent. This is a home that's been carefully maintained, thoughtfully designed, and ready for its next chapter. If you've been waiting for something that's completely move-in

ready… this might be the one. Contact your favourite agent to see it today.