



134, 11850 84 Avenue
Grande Prairie, Alberta

MLS # A2305626



\$334,900

Division:	Kensington		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,258 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Gentle Sloping, Open Lot, Private, Sloped Down, Street Lighting, V		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-

Features: Built-in Features, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows

Inclusions: Seller has indicated all furnishings can be included.

Experience style & comfort at this former show home in Kensington, Grande Prairie. Your new home offers a well-designed 2-bedroom, 2-bathroom layout with a cohesive modern aesthetic throughout. A striking natural wood tongue-and-groove ceiling spans the entire unit, adding warmth and architectural character to every room. Cooled with Central AC, the open-concept kitchen and living area form the heart of the home. The kitchen is equipped with upgraded light grey shaker-style cabinetry, white subway tile backsplash, a central island with seating for three, pendant lighting, and a full suite of stainless steel appliances including a range, microwave, dishwasher, and refrigerator. The flooring flows seamlessly into the bright living room, which features large windows that flood the space with natural light and offer views of the surrounding neighbourhood. The primary bedroom benefits from oversized windows, plush carpet flooring, a fantastic ensuite and a dedicated closet. The second bedroom is finished with the same warm wood ceiling and soft grey walls. The 4-piece bathroom includes a window for natural light and consistent flooring. A dedicated laundry room with cabinetry and in-unit washer completes this efficiently designed and well-appointed home. To be able to enjoy the summer rays on your south facing deck, you'll need to book your showing TODAY & we'll get you packing!