



137, 11850 84 Avenue  
Grande Prairie, Alberta

MLS # A2305972



**\$364,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,672 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	MHC
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer

Welcome to this unique and thoughtfully designed mobile home in the community of Kensington Living! This open-concept layout offers both functionality and privacy, perfect for families or those who love to entertain. Step into a bright and spacious kitchen featuring stainless steel appliances, a corner pantry, and a central island that flows seamlessly into the dining area, ideal for gatherings and everyday living. At the front of the home, you'll find two comfortable bedrooms, a full bathroom, and a secondary living space, providing flexibility for guests, kids, or a home office setup. Tucked away at the back, the private primary retreat boasts a walk-in closet and a luxurious 5-piece ensuite for your own peaceful escape. Additional highlights include a convenient laundry room, double parking pad out front, and no rear neighbours for added privacy. Enjoy easy access to the deck overlooking a fully fenced and landscaped yard, perfect for relaxing or entertaining outdoors. This one-of-a-kind floor plan offers space, comfort, and privacy, don't miss your opportunity to call it home! As part of Kensington Living, enjoy an HOA-managed community with monthly fees of \$175 that cover water, snow removal on local roads, and upkeep of parks, playgrounds, and walking trails - with pickleball and sports courts coming soon! 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!