



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

503, 11850 84 Avenue
Grande Prairie, Alberta

MLS # A2323871



\$519,900

Division:	Kensington		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,317 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 175
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this fully developed half duplex in the desirable Kensington Living community, perfectly situated kitty corner from a park. Offering an open-concept layout and quality finishes throughout, this home is designed for comfortable family living. The bright and inviting main floor features a spacious kitchen complete with quartz countertops, tiled backsplash, soft-close cabinetry, corner pantry, and a large island with eating bar. The dining area opens onto a beautiful deck, making it the perfect spot to enjoy summer evenings, while the cozy living room is highlighted by a fireplace that creates a warm and welcoming atmosphere. Conveniently located off the attached garage is a functional mudroom area with built-in bench and hooks for everyday organization. The primary bedroom offers a walk-in closet and a stunning ensuite featuring dual sinks, a large tiled shower, and glass doors. A second bedroom and spacious laundry room complete the main level. Downstairs, the fully finished basement provides plenty of additional living space with a large family room, two more bedrooms (one featuring a walk-in closet), a versatile office/den, a full bathroom with tiled tub surround, and an impressive storage room. Additional features include central air conditioning and an insulated, drywalled triple attached garage. Located close to parks, walking trails, and amenities, this well-maintained home offers the perfect combination of style, space, and functionality.