



**GRASSROOTS**  
REALTY GROUP

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11929 81 Avenue  
Grande Prairie, Alberta

MLS # A2333802



**\$629,900**

|           |                                                                            |        |                  |
|-----------|----------------------------------------------------------------------------|--------|------------------|
| Division: | Kensington                                                                 |        |                  |
| Type:     | Residential/Duplex                                                         |        |                  |
| Style:    | Attached-Up/Down, Modified Bi-Level                                        |        |                  |
| Size:     | 1,572 sq.ft.                                                               | Age:   | 2020 (6 yrs old) |
| Beds:     | 5                                                                          | Baths: | 3                |
| Garage:   | Off Street, Triple Garage Attached                                         |        |                  |
| Lot Size: | 0.12 Acre                                                                  |        |                  |
| Lot Feat: | Back Yard, City Lot, Front Yard, Landscaped, No Back Lane, Rectangular Lot |        |                  |

|             |                                                                                                                                                     |            |    |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air                                                                                                                                          | Water:     | -  |
| Floors:     | Tile, Vinyl Plank                                                                                                                                   | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                                                                                     | Condo Fee: | -  |
| Basement:   | Full                                                                                                                                                | LLD:       | -  |
| Exterior:   | Vinyl Siding                                                                                                                                        | Zoning:    | RG |
| Foundation: | Poured Concrete                                                                                                                                     | Utilities: | -  |
| Features:   | Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s) |            |    |
| Inclusions: | Fridge (x2), stove (x2), dishwasher (x2), washer (x2), dryer (x2)                                                                                   |            |    |

Welcome to this legal up-down duplex in the desirable neighbourhood of Kensington, offering an excellent opportunity for investors or buyers looking to offset their monthly expenses. The spacious upper suite features a modified bi-level design with a bright, open-concept main living area, vaulted ceilings and plenty of natural light from the many windows throughout. The kitchen offers quartz countertops, generous workspace and a functional layout that flows into the dining and living areas, with access to a private deck. Two generous bedrooms and a full bathroom are located on the main level, while the area above the garage includes a second living space and a private primary retreat complete with a walk-in closet and ensuite. The upper suite also has its own separate oversized one-and-a-half-car garage. The legal lower suite is equally inviting, featuring an open-concept kitchen with an island, dining area and comfortable living space. Tall ceilings and large windows create a bright, spacious feel. This unit also offers two generous bedrooms, a full bathroom, its own private fenced yard and a separate single-car garage. Whether you are searching for a strong revenue property or a home that allows you to offset your living costs, this property might be just what you are looking for. Book your showing today!