



**GRASSROOTS**  
REALTY GROUP

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**161, 11850 84 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2184609**



**\$568,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,395 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Beautiful 5 bedroom and 3 bathroom bungalow located in Kensington!!! This 1395 sq ft home has an amazing view!!! The kitchen has grey cabinets and an island, granite counter tops, a large undermount sink, white subway tile, and a corner pantry. The dining area has a very nice view of the pond and a walking trail. The living room has an electric fireplace. Vinyl plank flooring through-out the entire home!!! The master bedroom has a walk-in closet with custom built-in shelving, 3 piece ensuite with a double walk -n shower, and a double vanity. The 2nd bedroom is a good size and main floor laundry room with storage. The basement will be finished with 3 more bedrooms, a full bathroom, and a family room. The attached triple garage is 23 x 26. The backyard is landscaped, deck and access to the pond and walking trails. HOA fee of \$175/per month and includes water, snow removal, and park/playground/walking trails maintenance. Don't miss out and book your showing today!!!