



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

155, 11850 84 Avenue
Grande Prairie, Alberta

MLS # A2211882



\$499,900

Division:	Kensington		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,395 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: None

Discover the charm of bungalow living! This beautifully designed single family home with a triple car garage backs onto a serene pond and walking path in the Kensington Living community. A spacious front entry leads to the garage, which features a built-in bench and coat hooks for added convenience. The open concept kitchen, dining, and living areas create a welcoming space, complete with a cozy fireplace with a floating mantel, an elegant archway between the living and dining rooms, and a garden door that opens to a finished deck. The functional kitchen boasts a central island with an eating bar, a corner pantry, pendant and pot lighting, and large windows that frame stunning views of the pond. The primary suite is a peaceful retreat with a walk-in closet and a luxurious ensuite featuring double sinks and a custom tile & glass shower. Also on the main floor, you'll find a second bedroom, a full bathroom, and a convenient laundry room. Kensington Living offers a vibrant, friendly community with well-maintained amenities. The HOA fee of \$175/month includes water, snow clearing for local roads, maintenance of parks, playgrounds, and walking trails, and soon-to-be-added pickleball and sports courts. This location is unbeatable—just minutes from Costco, the airport, hospitals, schools, restaurants, shopping, gas stations, banking, and more! Come experience the Kensington Living lifestyle for yourself. Just west of 84 Avenue, through 116 Street—follow the signs to your new home or book your showing today!