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161, 11850 84 Avenue  
Grande Prairie, Alberta

MLS # A2184609



**\$568,900**

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

|             |                  |            |        |
|-------------|------------------|------------|--------|
| Heating:    | High Efficiency  | 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   |            |        |

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!!!