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210, 11850 84 Avenue  
Grande Prairie, Alberta

MLS # A2217936



\$595,900

Division:	Kensington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,762 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Refrigerator x2, Stove x2, Dishwasher x2, Microwave x2, Washer x2, Dryer x2

Discover this beautiful 2 storey home in Kensington Living with a triple car garage and a LEGAL 1 bedroom basement suite&mdash;perfect for extended family or rental income! The main floor features a spacious entry with custom bench and hooks, a convenient 2-piece bath, garage access with built-in closet, and direct access to the pantry. The open concept kitchen, dining, and living area is warm and welcoming, with a cozy fireplace, floating mantel, and garden door to your back deck. The kitchen shines with a large island, quartz countertops, designer cabinetry, tile backsplash, and modern lighting. Upstairs, you'll find a versatile bonus room ideal for a family room, playroom, or home gym, along with two bedrooms, a full bathroom, and a dedicated laundry room. The spacious primary suite is complete with a walk-through closet and luxurious ensuite featuring double sinks and a custom tile shower. The legal basement suite offers large windows for plenty of natural light, an open kitchen/living space, a bedroom with walk-in closet, full bathroom, and separate laundry and utility room. Enjoy the perks of Kensington Living, a welcoming community with an HOA that covers water, snow removal on local roads, and maintenance of parks, playgrounds, and trails&mdash;plus upcoming pickleball and sports courts. Just minutes from Costco, the airport, hospital, restaurants, shopping, and more. Come see why Kensington Living is the place to call home&mdash;just west on 84 Ave through 116 Street. Book a showing today!