

\$595,900 - 208, 11850 84 Avenue, Grande Prairie

MLS® #A2177210

\$595,900

4 Bedroom, 4.00 Bathroom, 1,762 sqft
Residential on 0.11 Acres

Kensington., Grande Prairie, Alberta

ATTENTION INVESTORS!! Available for investment purchase is this fully rented beautiful new 2 story home with 3 car garage and LEGAL one bedroom basement suite. Current rents are \$3,000 for upstairs & \$1,600 for lower unit including utilities. The main floor offers a spacious entry with bench and coat hooks, 2pc bath, garage entry with closet and access directly to the pantry. The cozy but spacious kitchen, dining and living has a fireplace with floating mantel, garden door to future deck, and a great island kitchen. Upstairs you will find a large bonus room (that could be used as family room/playroom, gym), two bedrooms and a full bathroom, a laundry room, and the primary bedroom with walk through closet and ensuite with double sinks and custom tile shower. You will fall in love the thoughtful and upgraded finishings throughout - vinyl plank flooring, beautiful designer-colour cabinets, quartz kitchen counters, tile backsplash, and modern lighting. The basement suite has large windows for natural light, an open kitchen, dining, living space, a bedroom with walk in closet, a full bathroom, and a laundry & utility room. Kensington Living is a friendly community where you will find neighbourhood events and community managed & maintained amenities. HOA fee of \$225/mo includes water, local road snow clearing, park/playground/walking trails maintenance, and soon to be added pickle ball/sport courts! Costco, Airport, Hospital, restaurants, shopping, gas stations, banking,



etc are all just minutes away. Experience Kensington Living for yourself - come and have a look! Just West on 84 Avenue through 116 Street - follow the signs to your new home.

Built in 2023

Essential Information

MLS® #	A2177210
Price	\$595,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,762
Acres	0.11
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	208, 11850 84 Avenue
Subdivision	Kensington.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0M4

Amenities

Amenities	Park, Parking, Playground
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,
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	Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None, Playground
Lot Description	City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2024
Days on Market	293
Zoning	RC
HOA Fees	225
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX Grande Prairie
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