

# \$599,900 - 11942 81 Avenue, Grande Prairie

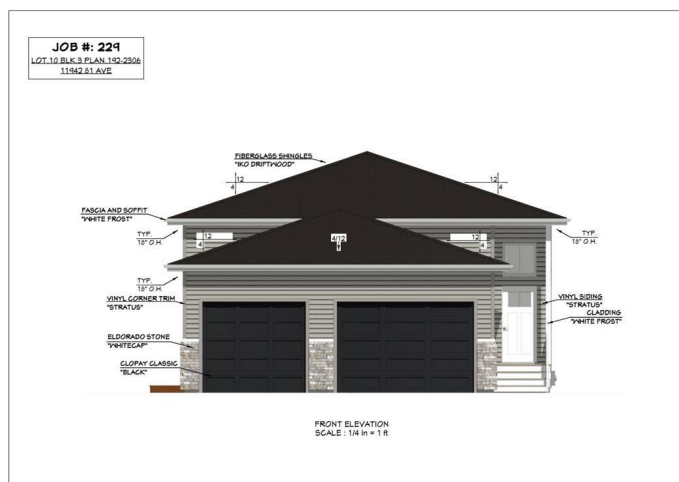
MLS® #A2217595

**\$599,900**

5 Bedroom, 4.00 Bathroom, 1,268 sqft  
Residential on 0.11 Acres

Kensington., Grande Prairie, Alberta

Welcome to Job 229 – The Imperial, a beautifully designed 1,268 sq. ft. new construction home in Kensington Estates, one of Grande Prairie’s most desirable communities. Offering a completely separate legal suite, this home is ideal for multi-generational living or generating rental income. Located in a prime south west area of GP, this home provides easy access to major shopping, services, the airport, and the Eastlink Recreation Centre, making it a perfect balance of convenience and tranquility. The main level boasts a spacious open-concept layout, featuring a well-appointed kitchen with a center island, pantry, and stone countertops, flowing seamlessly into the dining and living areas. The large windows fill the space with natural light. This level includes three bedrooms and two bathrooms, with the primary suite featuring a walk-in closet and a private ensuite. The attached 24’x14’ garage provides secure parking, while a dedicated laundry and storage area is conveniently located in the basement. A deck extends the living space outdoors, perfect for relaxing and taking in the peaceful surroundings. The lower level offers a fully separate 2-bedroom, 2-bathroom legal suite, complete with a full kitchen, open-concept living area, large windows, and its own laundry. One of the bedrooms includes a private ensuite for added comfort and increased income potential. The suite also comes with its own attached 19.8’x11’



garage, making it a highly functional and desirable living space. A prime location, and excellent investment potential, this home is smart option. Secure your dream home today and experience the best of modern living!

Built in 2025

**Essential Information**

MLS® #	A2217595
Price	\$599,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,268
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Up/Down, Bi-Level
Status	Active

**Community Information**

Address	11942 81 Avenue
Subdivision	Kensington.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W0M7

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	None

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	May 4th, 2025
Days on Market	4
Zoning	RG

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.