

\$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, |
|-------------------|--|

| | |
|-----------------|---|
| | 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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