\$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 Parking, Playground, Park

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 Full, Exterior Entry, Finished, 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 351
Zoning RC
HOA Fees 225

HOA Fees Freq. MON

Listing Details

Listing Office RE/MAX Grande Prairie

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