

\$539,900 - 230, 11850 84 Avenue, Grande Prairie

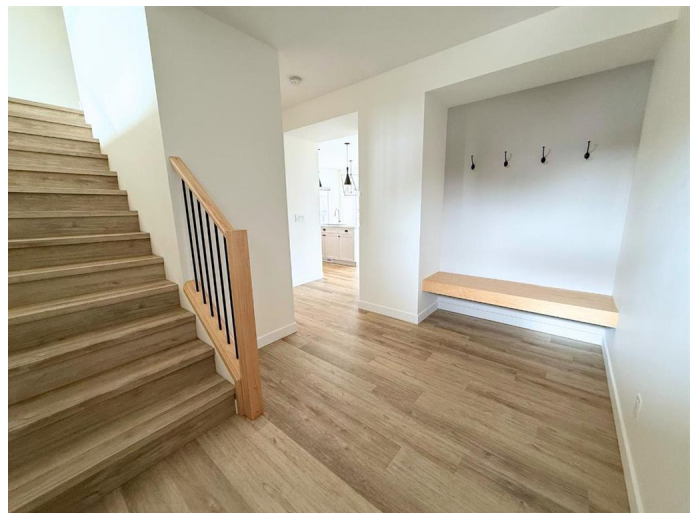
MLS® #A2200906

\$539,900

3 Bedroom, 3.00 Bathroom, 1,760 sqft
Residential on 0.13 Acres

Kensington., Grande Prairie, Alberta

Welcome to this stunning two story half duplex with a triple car garage, perfectly situated on a corner lot just down from a playground! The main floor features a spacious entryway with a bench & coat hooks, a convenient 2pc bath, garage access with a closet, and direct entry to the pantry. The open concept kitchen, dining, and living area is warm and inviting, complete with a fireplace and floating mantel. A garden door leads to the already completed deck with stairs down to the backyard, while the stylish island kitchen offers plenty of space for entertaining. Upstairs, you'll find a generous bonus room, perfect for a family room, playroom, or home gym, along with two great sized bedrooms, a full bathroom, and a laundry room. The luxurious primary bedroom boasts a feature wall, a sliding door leading to a walk through closet, and an ensuite with double sinks and a custom tiled shower. You'll fall in love with the thoughtful upgrades and modern finishes throughout, including vinyl plank flooring, designer coloured cabinetry, quartz countertops, a stylish tile backsplash, contemporary lighting, and unique accent details. The unfinished basement offers excellent potential, featuring large windows for natural light and ample space to add a bedroom, a family or recreation room, a full bathroom, and additional storage. Kensington Living is a friendly community where you will find neighbourhood events and community managed & maintained amenities. HOA fee of \$175/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 2022

Essential Information

MLS® #	A2200906
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,760
Acres	0.13
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	230, 11850 84 Avenue
Subdivision	Kensington.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0M4

Amenities

Amenities	Playground
Parking Spaces	6
Parking	Triple Garage Attached

of Garages 3

Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features None
Lot Description Corner Lot, Landscaped
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed March 10th, 2025
Days on Market 25
Zoning DC
HOA Fees 175
HOA Fees Freq. MON

Listing Details

Listing Office RE/MAX Grande Prairie

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