

**208, 11850 84 Avenue
Grande Prairie, Alberta**

MLS # A2177210



\$595,900

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|------------------|---------------------------|---------------|------------------|
| Division: | Kensington | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,762 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | City Lot, Rectangular Lot | | |

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|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 225 |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: Refrigerator x2, Stove x2, Dishwasher x2, Microwave x2, Washer x2, Dryer x2

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.