

# **\$595,900 - 210, 11850 84 Avenue, Grande Prairie**

MLS® #A2217936

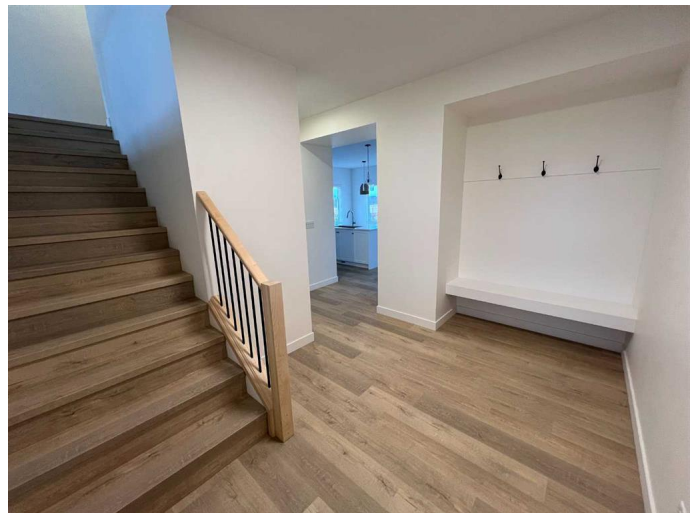
**\$595,900**

4 Bedroom, 4.00 Bathroom, 1,762 sqft

Residential on 0.11 Acres

Kensington., Grande Prairie, Alberta

Discover this beautiful 2 storey home in Kensington Living with a triple car garage and a LEGAL 1 bedroom basement suiteâ€”perfect for extended family or rental income! The main floor features a spacious entry with custom bench and hooks, a convenient 2-piece bath, garage access with built-in closet, and direct access to the pantry. The open concept kitchen, dining, and living area is warm and welcoming, with a cozy fireplace, floating mantel, and garden door to your back deck. The kitchen shines with a large island, quartz countertops, designer cabinetry, tile backsplash, and modern lighting. Upstairs, you'll find a versatile bonus room ideal for a family room, playroom, or home gym, along with two bedrooms, a full bathroom, and a dedicated laundry room. The spacious primary suite is complete with a walk-through closet and luxurious ensuite featuring double sinks and a custom tile shower. The legal basement suite offers large windows for plenty of natural light, an open kitchen/living space, a bedroom with walk-in closet, full bathroom, and separate laundry and utility room. Enjoy the perks of Kensington Living, a welcoming community with an HOA that covers water, snow removal on local roads, and maintenance of parks, playgrounds, and trailsâ€”plus upcoming pickleball and sports courts. Just minutes from Costco, the airport, hospital, restaurants, shopping, and more. Come see why Kensington Living is the place to call homeâ€”just west on 84 Ave through 116



Street. Book a showing today!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2217936    |
| 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     | 210, 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, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer                               |
| 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                                  |
| Lot Description   | City Lot, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding                          |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 11            |
| Zoning         | RC            |
| HOA Fees       | 225           |
| HOA Fees Freq. | MON           |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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