

**105, 11850 84 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2244229**



**\$324,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	MHC
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Crown Molding, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Wired for Data		
<b>Inclusions:</b>	Shed		

Move-In Ready | Prime Location| Hidden Value with Savings! Price Improvement to \$324,900! Welcome to your next home in the heart of Kensington Living &mdash; a vibrant, sought-after neighborhood just minutes from Costco, scenic walking trails, and a beautiful park right across the street. Built in 2020, this immaculate home blends low-maintenance living with stylish, modern comfort. Whether you're a busy professional, first-time buyer, or growing family, this property checks all the boxes &mdash; without breaking the bank. Highlights: Contemporary kitchen with full tile backsplash, sleek modern cabinets, and upgraded lighting finishes Like-new condition inside and out Open-concept layout perfect for entertaining or relaxing Convenient location near all major amenities Quick possession available &mdash; move in right away! Hidden Value? YES. This property has a fixed condo fee that includes water usage. At \$175 this includes your garbage disposal, landscaping, snow removal and WATER! Meaning regardless if you have a heavy or light month of usage your bill stays the same! Huge cost savings!