

137, 11850 84 Avenue
Grande Prairie, Alberta

MLS # A2305972



\$364,900

Division:	Kensington		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,672 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks		

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

Welcome to this unique and thoughtfully designed mobile home in the community of Kensington Living! This open-concept layout offers both functionality and privacy, perfect for families or those who love to entertain. Step into a bright and spacious kitchen featuring stainless steel appliances, a corner pantry, and a central island that flows seamlessly into the dining area, ideal for gatherings and everyday living. At the front of the home, you’ll find two comfortable bedrooms, a full bathroom, and a secondary living space, providing flexibility for guests, kids, or a home office setup. Tucked away at the back, the private primary retreat boasts a walk-in closet and a luxurious 5-piece ensuite for your own peaceful escape. Additional highlights include a convenient laundry room, double parking pad out front, and no rear neighbours for added privacy. Enjoy easy access to the deck overlooking a fully fenced and landscaped yard, perfect for relaxing or entertaining outdoors. This one-of-a-kind floor plan offers space, comfort, and privacy, don’t miss your opportunity to call it home! As part of Kensington Living, enjoy an HOA-managed community with monthly fees of \$175 that cover water, snow removal on local roads, and upkeep of parks, playgrounds, and walking trails - with pickleball and sports courts coming soon! Located just minutes from Costco, the airport, hospital, shopping, restaurants, and more. Come explore a smart investment located just west on 84 Avenue via 116 Street. Book your showing today!