

**165, 11850 84 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2319064**



**\$557,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,395 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks		

**Inclusions:** \$5000 Appliance Allowance, Garage Door Opener & Controls

Welcome to this beautifully designed single-family home, where contemporary style and everyday comfort come together in a truly exceptional setting. Backing onto a tranquil pond and picturesque walking trails, this property offers the perfect blend of natural beauty, convenience, and modern living. A spacious front entry creates a welcoming first impression and leads to the triple-car garage, complete with practical touches such as a built-in bench and coat hooks to help keep busy households organized. Inside, the open-concept floor plan seamlessly connects the kitchen, dining, and living areas, creating a bright and inviting space ideal for both entertaining and daily life. A cozy fireplace with a floating mantel serves as a stylish focal point, while the garden door opens onto a finished deck where you can unwind and take in the peaceful views. The kitchen is thoughtfully designed with both function and elegance in mind, featuring a large central island with an eating bar, a corner pantry, designer lighting, and expansive windows that frame the stunning pond backdrop. At day's end, retreat to the spacious primary suite, complete with a walk-in closet and a luxurious ensuite featuring dual vanities and a custom tile-and-glass shower. A second bedroom, a full bathroom, and a conveniently located main-floor laundry room complete this well-appointed home. Whether you're looking to downsize, upgrade, or begin a new chapter, this property delivers an outstanding combination of comfort, sophistication, and scenic surroundings. Kensington Living offers a vibrant, friendly community with well-maintained amenities. The HOA fee of \$175/month includes water, snow clearing for local roads, maintenance of parks, playgrounds, and walking trails, and soon-to-be-added pickleball and sports courts. This location is unbeatable, just minutes from Costco, the airport,

hospitals, schools, restaurants, shopping, gas stations, banking, and more! Come experience the Kensington Living lifestyle for yourself. Book your showing today!