



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**117, 11850 84 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2197254**



**\$329,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,672 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	mhc
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan		

**Inclusions:** blinds, shed

2019 4 bed 2 bath 1672 sqft MFG home in Kensington Living on your own lot! This modern home has everything located one level for easy access and accessibility. The main living space is open concept with vaulted ceilings and has a gorgeous chefs kitchen with a large island, wall oven , wine rack, wall pantry and Stainless Steel Appliances. The master bedroom is huge and easily fits a king sized bed, has a large walk in closet and a large ensuite bathroom with a stand up shower and separate soaker tub. At the other end of the home are 3 more roomy bedrooms and a 4 piece bathroom. The owner has invested a lot in the yard and deck, extending the deck to the front steps and adding a professionally built fence and there is a storage shed as well. If you need wheel chair access there is a wheel chair lift that the current owner uses and is planning on taking but it can be purchased separate for \$8000. The owner also extended the parking area to fit 3 vehicles comfortably. Located in Kensington Living on the west side of Grande Prairie you are close to everything, 4 min to Costco, 8 min to Eastlink Center, 8 minutes to the Airport, 10 min to the new Hospital. Please click on the 3D or multi media link to take the virtual tour.