

**11910 81 Avenue
Grande Prairie, Alberta**

MLS # A2114984



\$519,800

Division:	Kensington		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,609 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Deck, \$5000 allowance, GDO w. Controls and Real Property Report. Grande Built Homes 1yr Builders Warranty. Alberta New Home Warranty 2yr Supply and Distribution Systems, 5yr Building Envelope, 10yr Structural.

Introducing "The Major" job 204 by Grande Built Homes, a practical and stylish modified bi-level located in the welcoming Kensington Estates on Grande Prairie's west side. This home boasts 1,589 sq. ft. of space, featuring three bedrooms and two bathrooms. The open-concept design integrates a modern kitchen with two-tone cabinets, stone countertops, and a corner pantry, leading into the spacious dining and living areas. Large windows flood the main floor with natural light, highlighting the contemporary sloped fireplace. Two bedrooms and a bathroom equipped with stone countertops occupy the main floor, ensuring comfort and convenience. The private primary suite on the upper level includes a walk-in closet and an ensuite with dual sinks, a soaker tub, and a tile shower. Externally, the property features a triple garage and a pre-built deck, ideal for relaxation and outdoor activities. Residents of Kensington Estates enjoy access to paved walking trails, a playground, a pond, and a future school site. All major amenities are just a short drive away, making this home perfect for families seeking a blend of comfort and convenience. *Photos are samples, home is in finishing stages*