

**709, 11820 84 Avenue  
Grande Prairie, Alberta**

**MLS # A2146877**



**\$544,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,192 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<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:** Garage Door Opener & Controls

Welcome to Grande Prairie's NEWEST adult gated community, Kensington Villas. Bungalow homes featuring 2 bedrooms, 2 bathrooms with main floor laundry and either double or triple car garage. Fence, landscaping and deck included with the convenient opportunity for maintenance free options as well. Estimated completion August 2024. Kensington Villas is a friendly community where you will find neighbourhood events and community managed & maintained amenities. HOA fee of \$175/mo includes villas road snow clearing and park/walking trails maintenance. Costco, Airport, Hospital, restaurants, shopping, gas stations, banking, etc are all just minutes away. Experience Kensington Villas for yourself - West on 84 Avenue through 116 Street - follow the signs to a great investment!