

**711, 11820 84 Avenue
Grande Prairie, Alberta**

MLS # A2146953



\$524,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	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!