

# \$424,900 - 707, 11850 84 Avenue, Grande Prairie

MLS® #A2207258

**\$424,900**

2 Bedroom, 2.00 Bathroom, 1,218 sqft  
Residential on 0.12 Acres

Kensington., Grande Prairie, Alberta

Discover refined living in Kensington Estates with this beautifully designed semi-detached bungalow with attached 20x24 garage. Front landscaping is complete, and back yard has been seeded. Inside, enjoy bright, open-concept spaces featuring a chef's kitchen with custom Lafleur cabinetry and quartz countertops, perfect for entertaining. The master suite offers a full ensuite with his and her sinks, tiled shower and walk-in closet. A versatile second bedroom/office and main floor laundry provide added convenience. Extend your living space outdoors onto the covered deck or cozy up by the fireplace. The unfinished basement, with large windows, presents excellent potential for future expansion and additional living space. As part of the vibrant Kensington Living community, you'll benefit from beautifully landscaped parks, walking paths, planned community events, and there has been discussion of potential future amenities including a sport court. Low monthly fee of \$175 covers common area maintenance, water, sewer and garbage collection. Embrace a luxurious, low-maintenance lifestyle in this fine property perfect for a first home, small family, roommates or empty nesters looking to downsize.



Built in 2022

## Essential Information

MLS® #	A2207258
Price	\$424,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,218
Acres	0.12
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	707, 11850 84 Avenue
Subdivision	Kensington.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0M4

### **Amenities**

Amenities	Trash
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Double Vanity
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, City Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	2
Zoning	RC

### **Listing Details**

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.