

**214, 11850 84 Avenue
Grande Prairie, Alberta**

MLS # A2106354



\$549,900

Division:	Kensington		
Type:	Residential/Duplex		
Style:	Bi-Level, Up/Down		
Size:	1,235 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

ATTENTION INVESTORS!! AVAILABLE FOR INVESTMENT PURCHASE - FULLY LEASED UP/DOWN duplex with attached garage - located in Kensington Living! Renting at \$2600 up/\$1900 down incl. utilities = \$4500/mo total rent. Front entry leads to the open concept kitchen, dining and living room. Enjoy the feature dining wall detail and large dining space, cozy living area, and island kitchen with eating bar and pantry, pendant and pot lighting, and garden door to the backyard. The primary bedroom has lovely feature wall detail, walk in closet, and ensuite with custom tile & glass shower. Two more bedrooms and full bathroom on the main floor, and there is a spacious laundry room and storage area just off the front entry. Attached garage for the main floor suite is 14'4"x24'0". The basement suite is fully developed with 2 large bedrooms, a full bathroom, family room, and great kitchen and dining space. The attached garage for the lower suite is 11'2"x24'0". You will love the thoughtful finishings throughout - vinyl plank flooring, beautiful 'designer colour' soft close cabinets, tile backsplash, modern lighting and creative accents. Kensington Living is a friendly community where you will find neighbourhood events and community managed & maintained amenities. HOA fee of \$225/mo includes water, local road snow clearing, park/playground/walking trails maintenance, and soon to be added pickle ball/sport courts! Costco, Airport, Hospital, restaurants, shopping, gas stations, banking, etc are all just minutes away. Experience Kensington Living for yourself - West on 84 Avenue through 116 Street - follow the signs to a great investment!