

**131, 11850 84 Avenue  
Grande Prairie, Alberta**

**MLS # A2176344**



# \$319,900

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,672 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Landscaped, See Remarks		

**Heating:** Forced Air

**Floors:** Vinyl

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding

**Foundation:** Piling(s)

**Features:** Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 175

**LLD:** -

**Zoning:** MHC

**Utilities:** -

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Shed

This spacious 4 bedroom, 2 bath manufactured home combines comfort and convenience. The open layout provides ample living space, while each of the four bedrooms offers flexibility for family, guests, or home office needs. Your primary bedroom located at the rear of the home features a full 4pc ensuite and walk-in closet. The remaining 3 bedrooms located at the front of the home providing plenty of space and privacy with a 2nd full bathroom to ensure comfort for everyone. The private deck creates a perfect outdoor retreat for relaxation or entertaining with a partially fenced and landscaped backyard complete with shed for extra storage. Move-in ready and designed for easy living, this home is ideal for those looking for both style and practicality. \$175 HOA fee includes water/sewer as well as garbage service & snow removal. A beautiful community with children's park, walking trails and scenic greenspaces while being conveniently located close to amenities, airport and great schools!