

# \$594,900 - 227, 11850 84 Avenue, Grande Prairie

MLS® #A2200878

**\$594,900**

5 Bedroom, 3.00 Bathroom, 1,272 sqft  
Residential on 0.11 Acres

Kensington., Grande Prairie, Alberta

ATTENTION INVESTORS!! AVAILABLE FOR INVESTMENT PURCHASE - LEASED UP/ vacant DOWN duplex with attached garage for each unit - located in Kensington Living! Renting at \$2650 up & was leased at \$1900 down incl. utilities. 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 VACANT 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,



SAMPLE PHOTO



SAMPLE PHOTO

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!

Built in 2022

### Essential Information

MLS® #	A2200878
Price	\$594,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,272
Acres	0.11
Year Built	2022
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

### Community Information

Address	227, 11850 84 Avenue
Subdivision	Kensington.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0M4

### Amenities

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

### Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	40
Zoning	DC
HOA Fees	225
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

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.