\$534,900 - 11949 81 Avenue, Grande Prairie

MLS® #A2201363

\$534,900

3 Bedroom, 2.00 Bathroom, 1,507 sqft Residential on 0.11 Acres

Kensington., Grande Prairie, Alberta

What an opportunity to own a property in the sought after beautiful Subdivision of Kensington. A family friendly neighbourhood with walking trails and a pond you can stroll around. It is located on the west side of Grande Prairie and close to just about everything. Schools, Hospital, All the stores you can think of and more. This 3 bedroom 1507 sqft home is waiting for a new owner, Right from when you make the first step into the home you can see the upgraded quality provided by the builder. The entrance is spacious with a Laundry Closet at the far end before you head to the Basement level. you go up to the main floor you will notice a very large open concept living space with Livingroom, Kitchen, Dining room, 2 bedrooms and full Bathroom. The kitchen itself is a chefs dream with the two tone kitchen cabinets, Large Island with bar seating, Stainless Steel Appliances and Open shelving around the fan hood. There is also a large walk in pantry to keep all the appliance you do not want to see tucked away. The dining room leads out to a deck with a privacy screen and there is lots of room to enjoy those evening Barbeques. AT night there are night lights and add to the beauty of the home they are on the fence post and railing front and back of tahe home. Living room is large with lots of light and High ceilings. The focal point of the room is the fireplace, such a beautiful feature. Then you head up to the master retreat. This room has lots of space for a king size bed and there is a





large walk in closet. The ensuite is a dream with stand alone tub, large tiled shower and double vanity. This property is one that you can be proud of and call your own. There is also the triple car garage that is heated for our wintry months. A place to store the toys and still lots of room for the cars. And last but not least The home also comes with all the custom built window coverings and night lights on the front and back of the home. So don't wait on this one. Call for your private showing today. A dream come true.

Built in 2022

Essential Information

MLS® # A2201363 Price \$534,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,507

Acres 0.11 Year Built 2022

Type Residential Sub-Type Detached

Style Modified Bi-Level

Status Active

Community Information

Address 11949 81 Avenue

Subdivision Kensington.
City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8W 0M6

Amenities

Parking Spaces 6

Parking Triple Garage Attached

of Garages 3

Interior

Interior Features Double Vanity, Kitchen Island

Recessed Lighting, Soaking

Closet(s), Tankless Hot Wate

Appliances Central Air Conditioner, Di

Heater, Garage Control(s), F

Heater

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Lighting, Rain Gutters

Lot Description Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Low

Maintenance Landscape, Street Lighting, Yard Lights

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 11th, 2025

Days on Market 40

Zoning RG General Residential

Listing Details

Listing Office Maxwell Grande Realty

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