

# HOME TEAM

110, 11850 84 Avenue  
Grande Prairie, Alberta

MLS # A2166412

## \$338,500



<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Frame	<b>Zoning:</b>	MHC
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water		
<b>Inclusions:</b>	10 x 10 Shed, Window Blinds, 2x Deck Umbrellas		

Welcome to your dream home in the prestigious Kensington Living neighborhood! This immaculate, less-than-5-year-old modular is designed for those who crave both luxury and comfort. From the moment you step inside, you'll be greeted by a spacious and light-filled open floor plan, perfect for both everyday living and entertaining. The heart of the home is the stunning chef's kitchen, complete with top-of-the-line stainless steel appliances, including \*double ovens\* and a sleek garbage disposal system. The enormous walk-in pantry even features an additional bar fridge and sturdy custom shelving, making it a true haven for any home cook or entertainer. The outdoor space is equally impressive, with a fully fenced yard showcasing lush, meticulously maintained sod. Picture yourself relaxing or hosting on the sprawling 40-foot deck, ideal for summer barbecues or quiet evenings outdoors. Peace of mind is the name of the game with high-end metal insulated skirting, engineered steel pilings, matching storage shed and 15 years of structural manufactures warranty remaining!! This home is not just about beauty, it's designed for efficiency, too. Keep your utility bills low with energy star rated appliances, including a state-of-the-art gas dryer and tankless gas water heater, offering convenience and savings. When it comes to comfort, the central air conditioning ensures you'll stay cool during those hot prairie summer months. The master suite is nothing short of extraordinary. It offers a vast walk-in closet and a luxurious en suite bathroom, complete with double sinks for ultimate convenience. You'll love waking up in this peaceful, spacious retreat. Located on the west end of the city, Kensington Living offers the best of both worlds &mdash; close proximity to shopping and amenities, while being surrounded by picturesque farmland, giving you

that perfect blend of city convenience with a rural touch. This home is the perfect combination of modern style, energy efficiency, and unbeatable location. Don't miss your chance to call it your own - call your favourite realtor and see this beautiful home for yourself.