

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

MLS® #A2217958

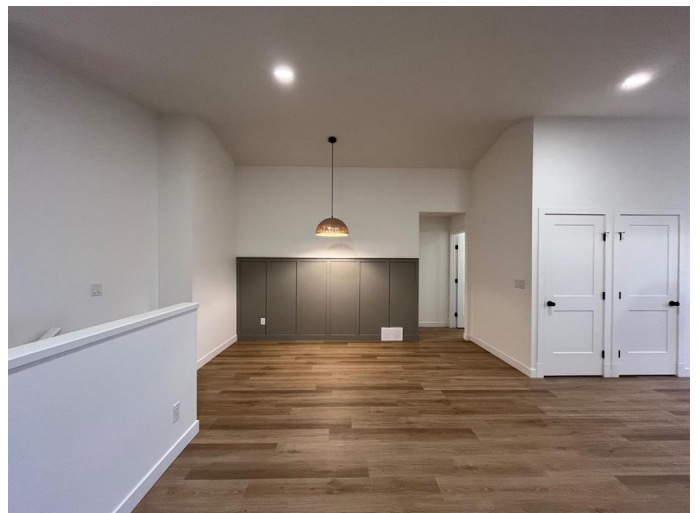
## **\$594,900**

5 Bedroom, 3.00 Bathroom, 1,272 sqft

Residential on 0.11 Acres

Kensington., Grande Prairie, Alberta

This fully developed up/down duplex with attached garages for each unit is ideal for investors! Located in the vibrant Kensington Living community, this property offers modern design, solid rental income potential, and fantastic community amenities. The main unit features an open-concept layout with a stylish dining area, cozy living room, and a well-equipped island kitchen with pantry, eating bar, and a garden door to the backyard. The primary bedroom includes a walk-in closet, feature wall, and ensuite with custom tile & glass shower. Two additional bedrooms, a full bathroom, and a spacious laundry/storage room complete the main floor. Attached garage measures 15'4"x26'6". The basement suite includes two large bedrooms, a full bathroom, a generous family room, and a bright kitchen with dining space. This unit also has its own attached garage (11'2"x26'6"). Enjoy quality finishings throughout both suites—vinyl plank flooring, soft-close designer cabinets, tile backsplash, modern lighting, and unique decorative touches. As part of Kensington Living, enjoy an HOA-managed community with monthly fees of \$225 that cover water, snow removal on local roads, and upkeep of parks, playgrounds, and walking trails—with pickleball and sports courts coming soon! Located just minutes from Costco, the airport, hospital, shopping, restaurants, and more. Come explore a smart investment—located just west on 84 Avenue via 116 Street. Book your showing today!



Built in 2022

## Essential Information

MLS® #	A2217958
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, Microwave, Refrigerator, Stove(s), Washer, Garage Control(s)
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	May 8th, 2025
Days on Market	58
Zoning	DC
HOA Fees	225
HOA Fees Freq.	MON

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.