

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

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MLS® #A2201363

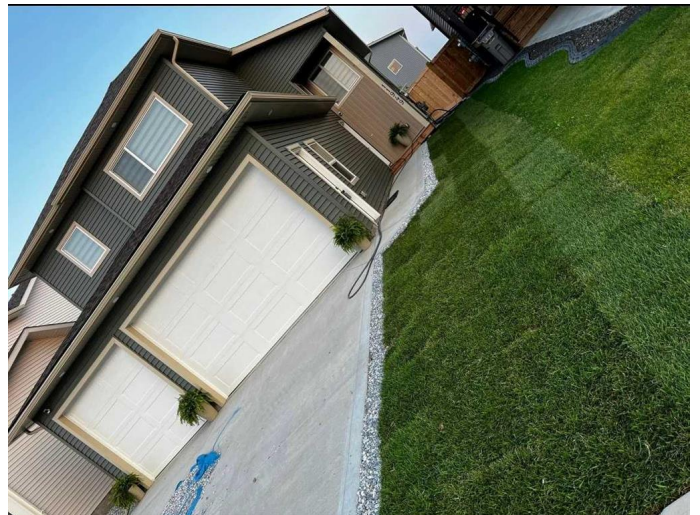
## **\$534,900**

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. As 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 tghe 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 Water

Appliances Central Air Conditioner, Dish  
Heater, Garage Control(s), F  
Heater

Heating Forced Air, Natural Gas

Cooling Central Air

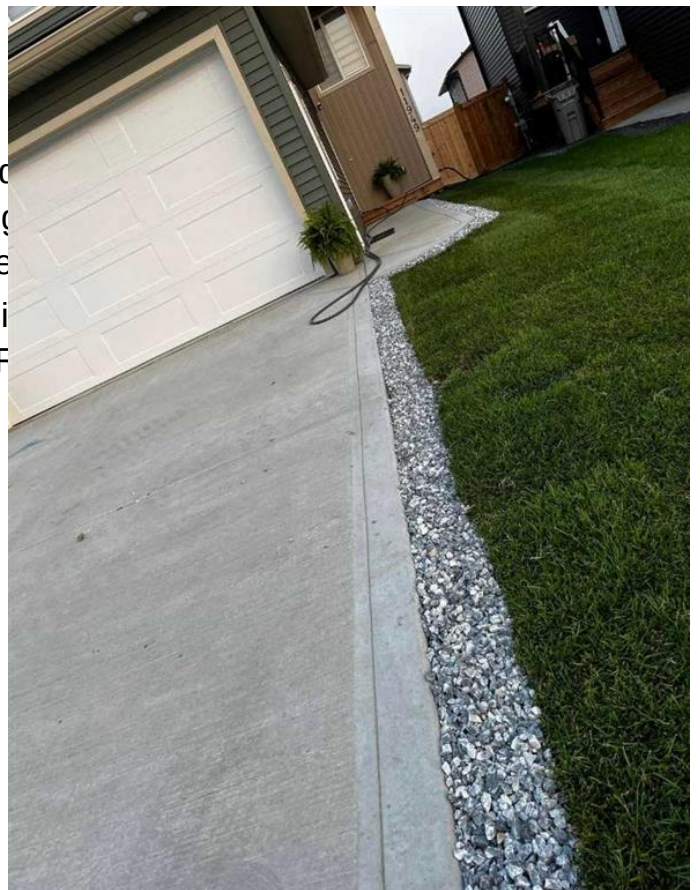
Fireplace Yes

# 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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