

# \$539,900 - 11949 81 Avenue, Grande Prairie

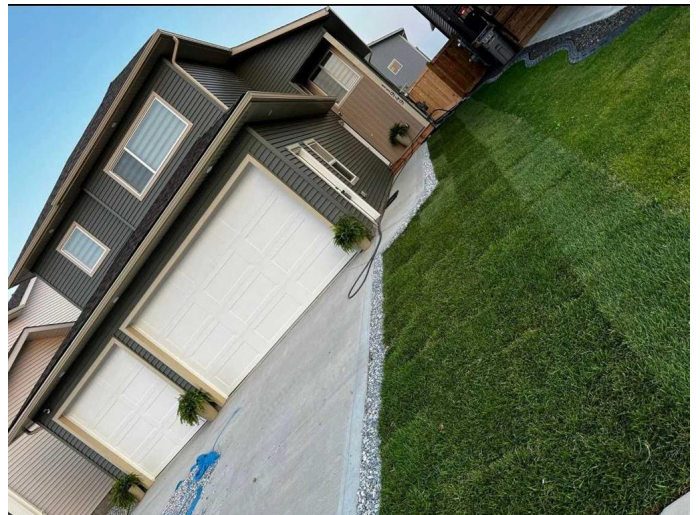
MLS® #A2201363

**\$539,900**

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 lots of room to enjoy those evening Barbeques. 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. The last but not least is 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. 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	\$539,900
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

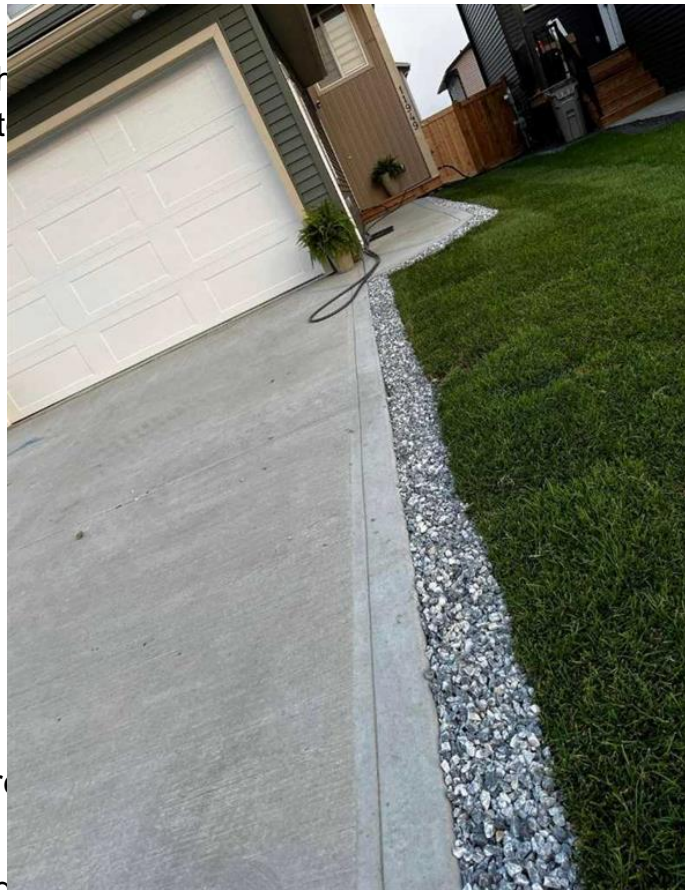
### **Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vinyl
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	Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Tankless Water 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, Few Trees, Maintenance Landscape, Street
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 11th, 2025
Days on Market	2
Zoning	RG General Residential

### Listing Details

Listing Office	Maxwell Grande Realty
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