

**11926 81 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2139707**



**\$499,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,399 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Low Maintenance Landscape, No Neighbours Behind,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)

**Inclusions:** Window Covering(s), Garage Heater

IMMACULATE LIKE NEW 1399sqft BUNGALOW HOME WITH MAIN FLOOR LAUNDRY! 2021 Built one owner home, situated in popular Kensington Subdivision with NO REAR NEIGHBORS! As soon as you pull up to your new home you will appreciate the pride of ownership it boasts with professionally landscaped front yard. Entering this home you will appreciate the grand entry way the leads you into the grand open concept between the living room, dining and kitchen. Living room hosts modern ship lap feature wall with gas fireplace and added custom cabinetry surrounding it. Dining room allows for table of any shape or size for all gatherings. Kitchen boasts Whirlpool stainless steel appliances, quartz counter tops, kitchen island, and of course window over your kitchen sink allowing you to peer off into the distance the on of many perks of no rear neighbors. Remainder of the main floor consists of the beautiful master bedroom with walk in closet, full en-suite with his and her sinks, and custom bathtub with a door allowing easy access. Two more big bedrooms, and another full bathroom. Also mudroom like entrance of your oversized heated double car garage with MAIN FLOOR LAUNDRY! Back yard is fully fenced, with a good sized deck, and professionally landscaped with artificial grass... which means no mowing! And do not worry about our hot summers, and beat the heat with central AIR! Basement is massive, and loads of potential for future development with no lack of space for you to finish it the way your heart desires. Book your viewing today, as this home will be sure to please, and you truly see the pride of ownership it shines.