

11934 81 Avenue
Grande Prairie, Alberta

MLS # A2151037



\$499,800

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|------------------|--|---------------|------------------|
| Division: | Kensington | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,480 sq.ft. | Age: | 2023 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Triple Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, City Lot, Front Yard, No Neighbours Behind, Standard Shaped Lot | | |

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|--------------------|----------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | See Remarks | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Mixed, Vinyl Siding, Wood Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Na

IMMEDIATE Possession!! Presenting "The Aspyn" by Little Rock Builders! This beautiful 2 Story home is located in Kensington, the best up and coming neighborhood in Grande Prairie. This home offers an efficient plan with 3 bedrooms, 2.5 bathrooms and a bonus room! It has a main level with a large entry, stunning kitchen, butlers pantry, dining room and spacious bright living room. Upstairs you will find 3 bedrooms which includes a large master bedroom with a walk-in closet and a full 4 piece ensuite. 2 more great features on the upper level are the bonus room and laundry space. ****NO CARPET**** Great home in a great neighborhood!