

**705, 11850 84 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2190628**



**\$424,900**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | Kensington                      |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | Attached-Side by Side, Bungalow |               |                  |
| <b>Size:</b>     | 1,236 sq.ft.                    | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 2                               | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Double Garage Attached          |               |                  |
| <b>Lot Size:</b> | 0.13 Acre                       |               |                  |
| <b>Lot Feat:</b> | See Remarks                     |               |                  |

|                    |                         |                   |    |
|--------------------|-------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile            | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished        | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | See Remarks             | <b>Zoning:</b>    | RC |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks             |                   |    |

**Inclusions:** N/A

Listed below city assessed value! Welcome to the luxurious and hassle-free lifestyle at "The Oakwood," designed specifically for those craving elegant and ease of living. Embrace modern living without the burden of strenuous upkeep, and revel in the comfort of this stunning bungalow floor plan. As you enter the home, natural light floods the space, thanks to the south-facing backyard and expansive windows. The kitchen is a true masterpiece, complete with custom Lafleur cabinets, quartz countertops, soft-close drawers, and an undermount sink. Enjoy breakfast at the large island, while the dining and living areas offer ample space for entertaining guests. The master bedroom is a serene retreat, boasting an accent wall, a 5-piece ensuite with a tile shower and his and hers sinks, and a spacious walk-in closet. With main-floor laundry and a coat area off the garage entry, you'll never have to worry about tracking dirt and grime through your pristine home. Invite your friends over to relax on the covered deck or cozy up in front of the feature wall with its fireplace, mantle, and TV hook-ups. A 2nd bedroom/office space and main bath complete the main floor. The basement fit with large windows offers endless possibilities for future development, with space for an additional bedroom, bathroom, games area, and living area. You could be a part of the coveted Kensington Living community, featuring beautifully designed parks, walking paths, and community events. Join this vibrant community and enjoy a stress-free lifestyle with a small monthly neighbourhood fee that includes common area maintenance, reserve fund contributions, garbage removal, water, and sewer. Stay tuned for the outdoor sport court coming soon and a community center planned in conjunction with future development!