

\$594,900 - 227, 11850 84 Avenue, Grande Prairie

MLS® #A2217958

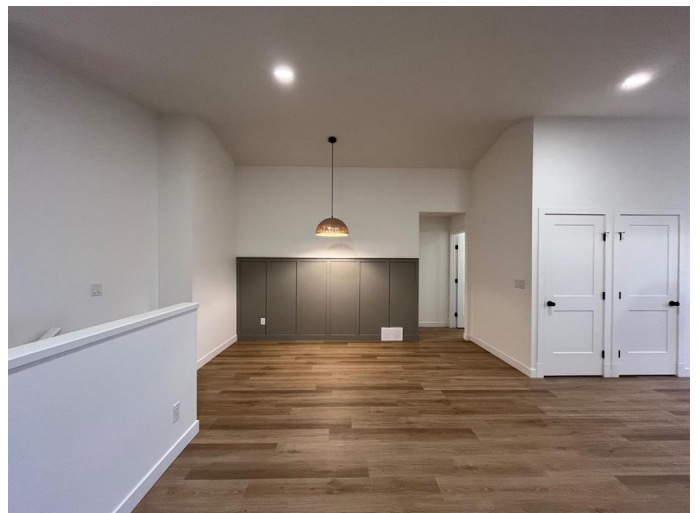
\$594,900

5 Bedroom, 3.00 Bathroom, 1,272 sqft

Residential on 0.11 Acres

Kensington., Grande Prairie, Alberta

This fully developed up/down duplex with attached garages for each unit is ideal for investors! Located in the vibrant Kensington Living community, this property offers modern design, solid rental income potential, and fantastic community amenities. The main unit features an open-concept layout with a stylish dining area, cozy living room, and a well-equipped island kitchen with pantry, eating bar, and a garden door to the backyard. The primary bedroom includes a walk-in closet, feature wall, and ensuite with custom tile & glass shower. Two additional bedrooms, a full bathroom, and a spacious laundry/storage room complete the main floor. Attached garage measures 15'4"x26'6". The basement suite includes two large bedrooms, a full bathroom, a generous family room, and a bright kitchen with dining space. This unit also has its own attached garage (11'2"x26'6"). Enjoy quality finishings throughout both suites—vinyl plank flooring, soft-close designer cabinets, tile backsplash, modern lighting, and unique decorative touches. As part of Kensington Living, enjoy an HOA-managed community with monthly fees of \$225 that cover water, snow removal on local roads, and upkeep of parks, playgrounds, and walking trails—with pickleball and sports courts coming soon! Located just minutes from Costco, the airport, hospital, shopping, restaurants, and more. Come explore a smart investment—located just west on 84 Avenue via 116 Street. Book your showing today!



Built in 2022

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2217958 |
| Price | \$594,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,272 |
| Acres | 0.11 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Duplex |
| Style | Bi-Level, Up/Down |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 227, 11850 84 Avenue |
| Subdivision | Kensington. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8W 0M4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Playground |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Garage Control(s) |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | None |
| Lot Description | Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 63 |
| Zoning | DC |
| HOA Fees | 225 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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