

**12038 77 Avenue
Grande Prairie, Alberta**

MLS # A2289970



\$660,000

Division:	Kensington		
Type:	Residential/House		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,248 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Exterior Security Cameras		

Welcome to this exceptional up/down duplex located in the sought-after community of Kensington Estates. This modern bi-level home features a fully legal basement suite and offers an outstanding opportunity for investors, multi-generational families, or savvy homeowners looking to offset their mortgage with rental income. The upper suite showcases a bright, open-concept design highlighted by a spacious kitchen with a large island, quartz counters and stainless steel appliances—perfect for both everyday living and entertaining. The expansive primary bedroom offers peaceful views of the pond and walking trails and is complemented by a beautifully appointed ensuite and walk-in closet. Two additional bedrooms and a full bathroom complete the upper level. In-suite laundry is conveniently located on the lower level, along with plenty of additional storage space. The lower legal suite is equally impressive, featuring an open-concept layout, a large primary bedroom with ensuite and walk-in closet, a second bedroom, and a full bathroom. This suite also includes its own in-suite laundry for added convenience. A rare triple-car garage adds tremendous value, with a double garage allocated to the upper unit and a single garage for the lower suite. Both garages are equipped with water taps and pre-wiring for future heaters. The home is also thoughtfully designed with plumbing in place for future air conditioning in both units, a gas line for a BBQ, and Schlage smart locks compatible with Airbnb platforms. Alberta New Home Warranty is transferrable to new owners. Currently operated as an Airbnb property, this home offers excellent income potential. All furnishings are negotiable, providing a turnkey opportunity for buyers seeking a short-term rental investment. The property backs onto the scenic walking trail surrounding Kensington Pond, offering tranquil views and a serene

outdoor setting. A nearby playground adds to the family-friendly appeal. While landscaping has not yet been completed, it presents a blank canvas for buyers to create their own personalized outdoor space. Kensington Estates is an idyllic community known for its peaceful atmosphere, close proximity to amenities, and strong sense of community—ideal for families and individuals alike. This versatile property truly stands out with its quality construction, thoughtful upgrades, transferable Alberta New Home Warranty, income potential, and unbeatable location. Listing agent discloses they are the titled owner and have financial interest in the sale of this property. Property tax amount based on current city assessment and TIPP's estimate for 2026. Final amount will be assessed in May. Utilities on single meter.