

12026 83 Avenue  
Grande Prairie, Alberta

MLS # A2301296



**\$730,000**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Attached-Up/Down, Modified Bi-Level		
<b>Size:</b>	1,525 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, No Neighbour		

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

**Features:** Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** dishwasher (x2), refrigerator (x2), Stove (x2), washer/dryer (x2), window coverings, shed

Currently backing onto a pond with no rear neighbours, this 2022-built home in Kensington offers a rare combination of modern design, income potential, and functional living with a fully self-contained legal basement suite. Step into the main upper unit through a spacious entryway with ample closet space, leading into a bright, open-concept layout. The living, dining, and kitchen areas flow seamlessly together, creating an ideal space for both everyday living and entertaining. The kitchen is finished with quartz countertops, modern cabinetry, and a large pantry for added storage. Just off the dining area, step out onto the rear deck where you can take in peaceful pond views and enjoy the privacy of no rear neighbours. The main level of the upper unit also features two well-sized bedrooms and a full 4-piece bathroom. Above the garage, the private primary suite offers a quiet retreat complete with a walk-in closet and a 4-piece ensuite. The lower level features a fully legal basement suite with its own private entrance and thoughtful layout. This suite includes two bedrooms, a full 4-piece bathroom, and an open living space highlighted by high ceilings that enhance the sense of space and natural light. The suite also benefits from its own single attached garage, while the upper unit is complemented by a double attached garage, providing excellent parking and storage options for both spaces. Throughout the entire home, you'll find durable vinyl plank flooring and quartz countertops, tying together a clean, modern finish from top to bottom. Additional features include separate furnaces for each unit, tankless hot water, and separate backyard spaces, offering comfort, efficiency, and privacy for both occupants. Whether you're looking for a home with mortgage helper potential or a smart investment opportunity, this property delivers flexibility and

value in one of Grande Prairie's desirable neighbourhoods. Reach out to your REALTOR today to book your private viewing.