

**12010 83 Avenue
Grande Prairie, Alberta**

MLS # A2333173



\$629,900

Division:	Kensington		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,697 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Lake, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: N/A

Better than new! A beautifully finished 1,697 sq ft home in Kensington offering a fantastic location directly across from the pond, a triple attached garage, and a long list of upgrades inside and out. The bright, open main living area features quartz countertops, hardwood and tile flooring, a gas fireplace, and a spacious kitchen with plenty of cabinetry, a cooktop, double wall ovens, and a brand new Bosch dishwasher. Upstairs you'll find a second living area, along with a spacious primary bedroom complete with a walk-in closet and impressive 5-piece ensuite featuring a separate tub and shower. Blackout blinds have been added to the bedrooms for extra comfort. Outside, enjoy the west-facing two-tier deck, fenced yard, and a dedicated dog run with convenient dog-door access. Permanent exterior lighting has also been installed, adding both convenience and curb appeal year-round. Built in 2021, moved into in 2022, this home also features central A/C, on-demand hot water, upper-floor laundry, and a triple concrete driveway. With the pond, park, sidewalks and walking trails just steps away and no neighbors behind you, this is a great opportunity to own a modern, well-appointed home in one of Grande Prairie's newest premier neighbourhoods.