

**11929 81 Avenue
Grande Prairie, Alberta**

MLS # A2333802



\$649,900

Division:	Kensington		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Modified Bi-Level		
Size:	1,572 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, No Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s)		
Inclusions:	Fridge (x2), stove (x2), dishwasher (x2), washer (x2), dryer (x2)		

Welcome to this legal up-down duplex in the desirable neighbourhood of Kensington, offering an excellent opportunity for investors or buyers looking to offset their monthly expenses. The spacious upper suite features a modified bi-level design with a bright, open-concept main living area, vaulted ceilings and plenty of natural light from the many windows throughout. The kitchen offers quartz countertops, generous workspace and a functional layout that flows into the dining and living areas, with access to a private deck. Two generous bedrooms and a full bathroom are located on the main level, while the area above the garage includes a second living space and a private primary retreat complete with a walk-in closet and ensuite. The upper suite also has its own separate oversized one-and-a-half-car garage. The legal lower suite is equally inviting, featuring an open-concept kitchen with an island, dining area and comfortable living space. Tall ceilings and large windows create a bright, spacious feel. This unit also offers two generous bedrooms, a full bathroom, its own private fenced yard and a separate single-car garage. Whether you are searching for a strong revenue property or a home that allows you to offset your living costs, this property might be just what you are looking for. Book your showing today!