

**11950 81 Avenue
Grande Prairie, Alberta**

MLS # A2347116



\$559,900

Division:	Kensington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,607 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot, Street Lighting		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Tankless Hot Water, Walk-In Closet(s)

Inclusions: Deck, \$5000 appliance allowance, GDO w. Controls and Real Property Report. Grande Built Homes 1yr Builders Warranty. Alberta New Home Warranty 2yr Supply and Distribution Systems, 5yr Building Envelope, 10yr Structural.

Brand new build by Grande Built Homes — The Jasmine is a modern two-storey with 1,607 sq ft above grade, a bonus room, and a double attached garage, finished with timeless, sophisticated design details. The main floor is bright and open, with a living room built around a textured white fireplace and a stained wood mantel. The kitchen features Shaker cabinetry, two-tone quartz countertops, a brick-laid tile backsplash, and an island with seating for three under chic pendant lights. The dining area is framed by a board-and-batten feature wall, and the entry has a built-in maple bench and hooks for everyday drop-zone storage. A two-piece powder room and a rear deck off the living room complete the level. Upstairs, a 13' x 16' bonus room separates the primary suite from two additional bedrooms. The primary bedroom has a full panelled feature wall, a walk-in closet, and an ensuite with double vanity, tiled shower, and black-and-white checkered marble tile. The main bath carries the same checkered floor with a tiled tub surround. Other details include vinyl plank flooring throughout the main living areas, black hardware and lighting, and chrome fixtures. The exterior pairs dark vertical siding with warm horizontal siding, black trim, and a black flush garage door under a sleek modern roofline. Kensington Estates is its own quiet pocket of the west end with paved walking paths, multiple ponds and greenspaces, and a community playground. Minutes to the Eastlink Centre, Costco and the airport, with quick highway access. Estimated completion February 2027. Finishes and materials are subject to change based on availability.