



12022 83 Avenue
Grande Prairie, Alberta

MLS # A2151362



\$589,900

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|------------------|----------------------------------------------------------------------------|---------------|------------------|
| Division: | Kensington | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,786 sq.ft. | Age: | 2022 (2 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Triple Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, City Lot, Front Yard, No Neighbours Behind, Standard Shaped Lot | | |

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|--------------------|-----------------------------------------------------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Shingle Siding, Vinyl Siding, Wood Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, High Ceilings, Kitchen Island, Pantry, Tankless Hot Water | | |

Inclusions: NA

IMMEDIATE POSSESSION! "The Holden" by Little Rock Builders is situated on a great lot in Kensington backing onto and facing a lake and only a short walk to the park! The main level offers a nice entryway, powder room, big dining room, large kitchen, and spacious living room with a view. The tall ceilings, modern colors and stylish touches will leave you wanting this house! The upstairs of this home offers a bonus room, full bathroom, laundry room, 2 big bedrooms plus a beautiful master bedroom that includes an en-suite and walk-in closet. Great lot, great location and a great builder! Take a look today