

**11933 81 Avenue
Grande Prairie, Alberta**

MLS # A2208658



\$619,900

Division:	Kensington		
Type:	Residential/House		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,323 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	window coverings		

Stunning 2021-built home with a legal secondary suite—a perfect blend of style, function, and investment potential! Better than brand new, this home already features fully established landscaping, installed air conditioning, and heated garages—saving you the hassle, time, and additional expense. The thoughtfully designed main floor offers bright, inviting living space, complete with a spacious primary suite featuring a convenient ensuite, two additional generously-sized bedrooms, and a comfortable 4-piece main bathroom. The main level also enjoys private laundry facilities, convenient mechanical and storage space in the basement, and exclusive backyard access, perfect for relaxation or entertaining. The fully finished legal basement suite is an exceptional feature, boasting contemporary living space. It includes a private entrance, its own dedicated heated garage space, separate laundry, 9-foot ceilings, two spacious bedrooms, and a full bathroom—ideal for tenants or multi-generational living. Superior finishes and thoughtful details throughout include stone countertops, stylish tile backsplashes, durable vinyl plank flooring, tile in bathrooms, and big beautiful windows. Additionally you'll appreciate the LED lighting, dual Navien on-demand hot water systems, two high-efficiency furnaces, and low-E argon windows. Whether you're looking to start or expand your investment portfolio or seeking a smart and stylish home with an income-generating suite to ease your mortgage payments, this property checks every box. *Seller is related to listing realtor.* Please check out the 2 virtual tours too see both upper and lower spaces!