

# \$619,900 - 11933 81 Avenue, Grande Prairie

MLS® #A2208658

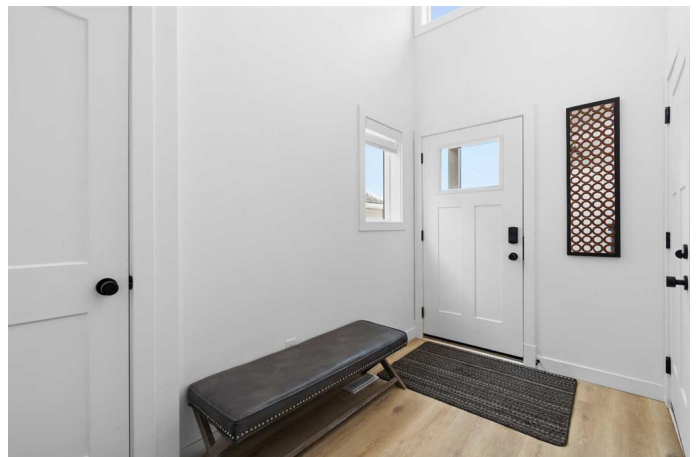
**\$619,900**

5 Bedroom, 3.00 Bathroom, 1,323 sqft

Residential on 0.12 Acres

Kensington., Grande Prairie, Alberta

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.\*

Built in 2021

### Essential Information

MLS® #	A2208658
Price	\$619,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,323
Acres	0.12
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Bi-Level, Up/Down
Status	Active

### Community Information

Address	11933 81 Avenue
Subdivision	Kensington.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W0M6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	None
Lot Description	Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	14
Zoning	RG

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.