

# \$579,900 - 214, 11850 84 Avenue, Grande Prairie

MLS® #A2221087

## \$579,900

5 Bedroom, 3.00 Bathroom, 1,235 sqft  
Residential on 0.11 Acres

Kensington., Grande Prairie, Alberta

Exceptional investment opportunity in the sought-after community of Kensington Living. This up/down duplex with attached garages offers a turn-key investment with approximately \$4,500/month in total rental income—\$2,600 from the main suite and \$1,900 from the lower suite, both including utilities. Upstairs is currently vacant, basement has tenant. Set within a neighbourhood just minutes from Costco, the airport, hospital, and major amenities, this property blends luxury finishes with thoughtful design, making it an ideal addition to any investment portfolio. The main floor suite welcomes you with a stylish front entry leading into an open-concept kitchen, dining, and living space. Highlights include a striking feature wall in the dining area, a spacious kitchen with island and eating bar, soft-close designer cabinetry, a walk-in pantry, modern pendant and pot lighting, and a garden door that opens to the backyard. The primary suite is a true retreat with an elegant accent wall, walk-in closet, and a beautifully appointed ensuite featuring a custom tiled glass shower. Two additional bedrooms, a full bathroom, and a spacious laundry and storage area complete the main level. The suite also includes a private attached garage measuring 14'4" x 24'0". The lower suite is equally impressive, featuring two generous bedrooms, a full bathroom, an expansive family room, and a well-appointed kitchen and dining area. Vinyl plank flooring runs throughout, complemented by upscale lighting and creative design details.



The basement unit also includes its own private attached garage, measuring 11'2" x 24'0", offering added convenience and value. Kensington Living is more than a location—it's a lifestyle. Residents enjoy access to professionally maintained parks, playgrounds, walking trails, and a vibrant community atmosphere. The monthly HOA fee of \$225 includes water, snow removal on local roads, and grounds maintenance, with exciting amenities such as pickleball and sport courts coming soon. Whether you're expanding your portfolio or seeking a luxury income-generating property in a growing neighbourhood, this Kensington Living duplex presents a great opportunity. Book your showing today!

Built in 2024

Essential Information

MLS® #	A2221087
Price	\$579,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,235
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

Community Information

Address	214, 11850 84 Avenue
Subdivision	Kensington.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0M4

## Amenities

Amenities	Park, Parking, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	1
Zoning	RC
HOA Fees	225
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

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.