

**11962 81 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2213341**



**\$599,900**

|                  |                            |               |                  |
|------------------|----------------------------|---------------|------------------|
| <b>Division:</b> | Kensington                 |               |                  |
| <b>Type:</b>     | Residential/House          |               |                  |
| <b>Style:</b>    | Attached-Up/Down, Bi-Level |               |                  |
| <b>Size:</b>     | 1,268 sq.ft.               | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 5                          | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Double Garage Attached     |               |                  |
| <b>Lot Size:</b> | 0.11 Acre                  |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot            |               |                  |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Vinyl Plank   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Suite   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed   | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, No Animal Home, No Smoking Home, Separate Entrance |                   |    |

**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.

Welcome to Job 230 – The Imperial, a beautifully designed 1,268 sq. ft. new construction home in Kensington Estates, one of Grande Prairie’s most desirable communities. Offering a completely separate legal suite, this home is ideal for multi-generational living or generating rental income. Located in a prime south west area of GP, this home provides easy access to major shopping, services, the airport, and the Eastlink Recreation Centre, making it a perfect balance of convenience and tranquility. The main level boasts a spacious open-concept layout, featuring a well-appointed kitchen with a center island, pantry, and stone countertops, flowing seamlessly into the dining and living areas. The large windows fill the space with natural light. This level includes three bedrooms and two bathrooms, with the primary suite featuring a walk-in closet and a private ensuite. The attached 24’x14’ garage provides secure parking, while a dedicated laundry and storage area is conveniently located in the basement. A deck extends the living space outdoors, perfect for relaxing and taking in the peaceful surroundings. The lower level offers a fully separate 2-bedroom, 2-bathroom legal suite, complete with a full kitchen, open-concept living area, large windows, and its own laundry. One of the bedrooms includes a private ensuite for added comfort and increased income potential. The suite also comes with its own attached 19.8’x11’ garage, making it a highly functional and desirable living space. A prime location, and excellent investment potential, this home is smart option. Secure your dream home today and experience the best of modern living!