

## 8106 121 Street Grande Prairie, Alberta

## MLS # A2231601



\$709,900

Division: Kensington Residential/House Type: Style: 2 Storey Size: 2,198 sq.ft. Age: 2022 (3 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Off Street, Triple Garage Attached Lot Size: 0.14 Acre Lot Feat: Back Yard, City Lot, No Neighbours Behind, Rectangular Lot, Standard Shape

**Heating:** Water: Forced Air Floors: Sewer: Hardwood, Tile Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full, Unfinished **Exterior:** Zoning: Stone, Vinyl Siding, Wood Siding RG Foundation: **Utilities: Poured Concrete** 

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)

Inclusions: fridge, stove, dishwasher, washer, dryer, blinds

The forever home you have been waiting for! "The Taylor" originally built by Little Rock Builders. (The walk out basement could offer an opportunity to add a suite) The main level offers a great open plan with a chefs kitchen featuring an island, walk through pantry, numerous cabinets, lots of counter/prep space and great appliance placement with a double wall oven and cooktop. The main floor also has a front entry with a bench & hook area. And a high functioning boot-room with a locker/bench setup perfect for any family. The upstairs is perfect! It has a big bonus room sided by 2 bedrooms and a 4 piece bathroom. Then the master suite is complimented with a walk-in closet and 5 piece en-suite worthy of a magazine. The garage is a proper triple measuring 34'11" by 26'5". The lot is one of very few backing onto the trees, a few steps from a park, lots of parking and on the southwest side of GP close to many great amenities.