

12018 83 Avenue  
Grande Prairie, Alberta

MLS # A2288223



## \$724,900

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,973 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Garden, Landscaped		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub		

**Inclusions:** N/A

Welcome to "The Meghan" in The Estates at Kensington — a beautifully crafted home that blends elevated design with exceptional family functionality. This thoughtfully designed 5-bedroom, 3.5-bathroom fully developed residence offers the perfect balance of upscale finishes, practical layout, and inviting warmth. The bright open-concept main floor is filled with natural light and showcases a chef-inspired kitchen complete with an oversized quartz island, "gas cooktop, double wall ovens, and a convenient butler's pantry. The seamless flow into the dining and living areas creates an ideal space for both everyday living and entertaining. A dedicated mudroom and walk-through pantry from the garage add practical convenience. Upstairs, the spacious primary retreat offers a spa-inspired ensuite featuring a soaker tub and double rain shower, along with two additional bedrooms, a full bathroom, bonus room, and upper-level laundry. The fully developed basement expands your living space with additional bedrooms and a full bathroom, providing flexibility for guests, a growing family, or home office needs. Outside, the completed yard offers room to relax, play, and entertain. Located near parks, walking trails, and amenities in one of Grande Prairie's fastest-growing communities, this exceptional home delivers space, sophistication, and everyday comfort in an ideal family setting.