

\$614,900 - 12038 77 Avenue, Grande Prairie

MLS® #A2197022

\$614,900

5 Bedroom, 4.00 Bathroom, 1,268 sqft
Residential on 0.11 Acres

Kensington., Grande Prairie, Alberta

Welcome to Job 247 â€” The Imperial, a beautifully designed 1,268 sq. ft. new construction home in Kensington Estates, one of Grande Prairieâ€™s most desirable communities. Offering a completely separate legal suite, this home is ideal for multi-generational living or generating rental income, all while enjoying scenic pond views right from your backyard. Located in a prime area, 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, offering beautiful views of the pond. This level includes three bedrooms and two bathrooms, with the primary suite featuring a walk-in closet and a private ensuite. The attached 24â€™x14â€™ 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 contained 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



MAIN FLOOR
THE CONSTRUCTION OF THIS PROPERTY IS SUBJECT TO ANY DISCREPANCY AND INCONSISTENCY

comfort and increased income potential. The suite also comes with its own attached 19.8â€™x11â€™ garage, making it a highly functional and desirable living space. With peaceful pond views, a prime location, and excellent investment potential, this home is a rare find in the Kensington Estates side. Secure your dream home today and experience the best of modern living!

Built in 2025

Essential Information

MLS® #	A2197022
Price	\$614,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,268
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level, Up/Down
Status	Active

Community Information

Address	12038 77 Avenue
Subdivision	Kensington.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W0M5

Amenities

Parking Spaces	5
Parking	Triple Garage Attached
# of Garages	3
Waterfront	Pond

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Other
Lot Description	Creek/River/Stream/Pond, No Neighbours Behind, City Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	February 25th, 2025
Days on Market	16
Zoning	RG

Listing Details

Listing Office	eXp Realty
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