



GRASSROOTS
REALTY GROUP

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13429 104A Street
Grande Prairie, Alberta

MLS # A2215420



\$476,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,419 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters		

Inclusions:	N/A
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STUNNING TWO-STOREY HOME LOCATED IN ARBOUR HILLS!!!! This home is Built by Dirham Homes and has 3 bedrooms and 2 1/2 bathrooms with 1415 sq ft. You will be impressed with the beautiful kitchen which features quartz countertops, a large island with an eating bar, grey cabinets, tile backsplash, and stainless steel appliances. The open-concept dining and living room are perfect for entertaining. Vinyl plank flooring throughout the main floor. There is also a 2 piece bathroom on the main floor. The upstairs has a primary suite with a walk-in closet and a 3 piece ensuite, bedrooms 2 and 3, a laundry room, and a 4 piece main bathroom. Home also has AC!!! The basement is undeveloped and can be developed with a family room, 4th bedroom, and bathroom. The garage is 22 x 24 and heated!!! The backyard is landscaped, there are no rear neighbors, fully fenced, and a large wooden deck. Book your showing today!!!