



**GRASSROOTS**  
REALTY GROUP

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**13405 104B Street**  
**Grande Prairie, Alberta**

**MLS # A2220403**



**\$449,900**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,366 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Built in 2017 In The Beautiful Neighborhood of Arbour Hills sits this BEAUTIFUL AND METICULOUS Modern 2 Story Home, it boasts 3 Bed 2.5 Baths. Situated in one of the best locations in Grande Prairie, on a clear day you can see the snow capped mountains best from your Primary Bedroom. The Main Floor has a Great flow to it with a spacious entrance, flowing through into your living room and then to your Great Kitchen. Basement is partially finished (framed and wired) FULLY Finished HEATED double detached garage gives you parking inside for 2 vehicles easily. You better call your Real Estate Agent Quickly because this Home is Move in Ready and will go quick!!