



**GRASSROOTS**  
REALTY GROUP

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13445 104A Street  
Grande Prairie, Alberta

MLS # A2229782



**\$529,900**

Division:	Arbour Hills		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,515 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

STUNNING FULLY DEVELOPED HOME IN ARBOUR HILLS!!! This home has 5 bedrooms and 3 1/2 bathrooms and is a modified bi-level plan with 1515 sq. ft of living space. Modern touches/designs and vaulted ceilings. The kitchen has granite countertops and quartz backsplash, white cabinets with a dark-stained island, and a bright dining area. The main level has a spacious living area with access to the covered deck. A luxurious primary bedroom with a 4-piece ensuite. Upstairs you will find bedrooms 2 & 3 with a Jack and Jill bathroom, providing ample space for a growing family. The basement boasts a beautiful living room, bedrooms 4 & 5, while providing plenty of storage space to meet your needs. This property features a high-efficiency furnace, energy-efficient low-E argon windows, CENTRAL AIR, and gas line to deck for BBQ with NO rear neighbors! Book your showing today!!