



**GRASSROOTS**  
REALTY GROUP

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10421 135 Avenue  
Grande Prairie, Alberta

MLS # A2241737



**\$579,900**

Division:	Arbour Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,276 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** FRIDGE, STOVE.DISHWASHER, WASHER, DRYER

Welcome to this beautiful FULLY DEVELOPED 4 bedroom 3 bathroom bungalow with AIR CONDITIONING in the sought-after Arbour Hills community, offering the perfect blend of comfort, style, and accessibility in a prime location near parks, a playground, and scenic walking trails. With just a couple of steps to the front door, this home provides easy access for all, welcoming you with a spacious entry that connects directly to the heated garage for added convenience during chilly days. Inside, you'll find an inviting open-concept living area featuring a well-appointed kitchen with ample cupboards, generous counter space, a large pantry, and high-end stainless steel appliances. The dining area, highlighted by a tray ceiling and elegant wainscoting, easily accommodates a large table for family gatherings, while the bright living room offers direct access to the deck and south-facing backyard, with double swing gate access and RV parking available along the west side direct access to large no maintenance shed—perfect for summer barbecues or quiet mornings with coffee. The primary bedroom is a comfortable retreat with dual closets and a luxurious 4-piece ensuite featuring a spacious shower, while the second bedroom offers flexibility for guests or a home office. A dedicated laundry room with high-end washer and dryer on pedestals adds to the home's practicality. The developed basement provides an additional 2 bedrooms and bathroom ,a large family room and games room to tailor the home to your needs. Don't miss the chance to own this charming bungalow in Arbour Hills—book your showing today and discover the comfort and lifestyle this home has to offer!