



GRASSROOTS
REALTY GROUP

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13405 104B Street
Grande Prairie, Alberta

MLS # A2242566



\$435,000

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

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