



GRASSROOTS
REALTY GROUP

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13409 105 Street
Grande Prairie, Alberta

MLS # A2251543



\$619,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,855 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Dirham Homes Job #2504 - The Wexford 3 Car Garage - Step into luxury with this beautiful brand new 2-storey home, offering modern elegance and practical design. Featuring 3 spacious bedrooms and 2.5 bathrooms, this home is perfect for families or those who love to entertain. The main floor boasts an open-concept layout, highlighted by a stylish kitchen perfect for entertaining. The adjoining living and dining areas are flooded with natural light, creating an inviting atmosphere for gatherings. Cozy up with an electric fireplace in the living room. A convenient half-bath on the main floor adds to the home's functionality. Upstairs, you'll find two generously sized bedrooms. Plus a primary bedroom complete with a walk-in closet and a private 5 pc ensuite bathroom. The additional bedrooms share a well appointed full bath. For car enthusiasts or those in need of extra storage, this home features a triple garage, providing plenty of space for vehicles, tools, and toys. Located in the desirable neighbourhood of Arbour Hills, this home is the perfect blend of comfort and style. Don't miss the opportunity to make it yours!