



**GRASSROOTS**  
REALTY GROUP

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10613 133 Avenue  
Grande Prairie, Alberta

MLS # A2251663



**\$619,900**

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Arbour Hills           |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | Modified Bi-Level      |        |                  |
| Size:     | 1,352 sq.ft.           | Age:   | 2025 (0 yrs old) |
| Beds:     | 5                      | Baths: | 3                |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | 0.12 Acre              |        |                  |
| Lot Feat: | Back Yard              |        |                  |

|             |                                                                                                         |            |    |
|-------------|---------------------------------------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air                                                                                              | Water:     | -  |
| Floors:     | Carpet, Vinyl Plank                                                                                     | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                                         | Condo Fee: | -  |
| Basement:   | Finished, Full, Suite                                                                                   | LLD:       | -  |
| Exterior:   | Vinyl Siding                                                                                            | Zoning:    | RS |
| Foundation: | Poured Concrete                                                                                         | Utilities: | -  |
| Features:   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s) |            |    |

**Inclusions:** Fridge x2, Stove x2, Dishwasher x2, Washer x2, Dryer x2, Microwave X2, Alberta New Home Warranty, Dirham Homes 1 Year Builder Warranty

Dirham Homes Job #2522 - The Camden - A brand new home under construction with a legal basement suite in the sought-after community of Arbour Hills, offering the perfect blend of style, space, and income potential. Each unit is complete with its own single attached garage and in-suite laundry. The main unit offers 2 bedrooms, laundry, and a full bathroom on the main floor, with the private primary suite above the garage, featuring a walk-in closet and full ensuite. The open concept kitchen includes a central island and pantry, ideal for everyday living and entertaining. The basement suite features 2 bedrooms, laundry, a full bath, and a bright, open layout—perfect for tenants or extended family. This home is located in a growing, family-friendly neighbourhood, near green space, walking trail, and park/playground.