



GRASSROOTS
REALTY GROUP

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13405 104B Street
Grande Prairie, Alberta

MLS # A2254192



\$429,900

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

Welcome to Arbour Hills! This stunning modern 2-storey, built in 2017, is meticulously maintained and offers 3 bedrooms and 2.5 bathrooms. Perfectly situated in one of Grande Prairie's most sought-after neighborhoods, the home captures breathtaking views of the snow-capped mountains from the primary bedroom on clear days. The main floor features a bright, spacious entry that flows seamlessly into the inviting living room and open-concept kitchen, creating the ideal layout for everyday living and entertaining. The basement is partially finished (framed and wired), offering room to grow and customize to your needs. Outside, you'll love the fully finished and heated double detached garage — providing secure parking for two vehicles and extra storage. This move-in-ready home combines comfort, style, and location all in one package. Don't wait — call your real estate professional today before it's gone!