

1-833-477-6687 aloha@grassrootsrealty.ca

10510 134A Avenue Grande Prairie, Alberta

MLS # A2266814



\$749,800

Arbour Hills				
Residential/House				
2 Storey				
2,300 sq.ft.	Age:	2025 (0 yrs old)		
3	Baths:	2 full / 1 half		
Driveway, Triple Garage Attached				
0.15 Acre				
Back Yard, Backs on to Park/Green Space				
	Residential/House 2 Storey 2,300 sq.ft. 3 Driveway, Triple 0.15 Acre	Residential/House 2 Storey 2,300 sq.ft. Age: 3 Baths: Driveway, Triple Garage Attach	Residential/House 2 Storey 2,300 sq.ft. Age: 2025 (0 yrs old) 3 Baths: 2 full / 1 half Driveway, Triple Garage Attached 0.15 Acre	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Builder to provide RPR, one year builders warranty, 10 year Alberta New Home Warranty

Unique Home Concepts – " The Rebecca" (Job #688). This stunning two-storey home backs onto a beautiful treed area in the family-friendly community of Arbour Hills. Designed with an open-concept layout, the main floor features a welcoming living room with an electric fireplace, a bright kitchen with a center island and built-in sink, and a convenient butler's pantry. The garage entry includes a built-in bench and coat hooks, along with a 2-piece bathroom for added functionality. Upstairs, the spacious primary suite offers a walk in closet & a luxurious 5-piece ensuite complete with dual sinks, a freestanding tub, and a large walk-in shower. The upper level also includes two additional bedrooms, a full bathroom, a laundry room, a home office, and a bonus room—perfect for a growing family. The basement is left undeveloped, ready for your personal touch. A triple-car garage provides ample parking and storage space. Nestled in a peaceful location close to parks, trails, and schools, this home blends modern comfort with timeless design.