



13209 105 Street
Grande Prairie, Alberta

MLS # A2283381



\$539,900

Division: Arbour Hills

Type: Residential/House

Style: 2 Storey

Size: 1,634 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.09 Acre

Lot Feat: Back Yard, No Neighbours Behind

Heating: Forced Air

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: Fiberglass, Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: RS

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home, Walk-In Closet(s)

Inclusions: N/A

Dirham Homes Job #2516 - The Ellington. Step into refined living in this stunning brand new 1634 sq.ft 2 storey home. Perfectly situated within a sought-after, established community close to grocery stores, shopping, dining, and an array of everyday amenities. Designed with both style and functionality in mind, this newly constructed residence offers modern comfort in a mature, convenient location. This 1634 sq.ft home features three beautifully appointed bedrooms, including a serene primary retreat complete with a full 5 piece ensuite bathroom and a spacious walk-in closet; your own private escape. Two additional bedrooms are thoughtfully positioned near a full bathroom, ideal for family or guests. The main floor is enhanced by a stylish powder room and convenient laundry area, adding ease to daily living. A double attached garage provides ample space for vehicles and storage, while the overall layout reflects quality craftsmanship and contemporary design throughout. This is a rare opportunity to enjoy the elegance of new construction paired with the charm and convenience of an established neighbourhood.