



**10425 134 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2283587**



**\$649,900**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,700 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Hot Tub & Accessories

Located in the prestigious community of Arbour Hills, this impeccably finished modified bi-level showcases elegant design and premium features throughout, including a fully developed walkout basement. A generous front entry makes a striking first impression with a custom built-in coat rack, convenient 2-piece powder room, and main-floor laundry, while air conditioning and a heated garage add everyday comfort. The open-concept main level is both stylish and functional, anchored by a sophisticated living room fireplace and a chef-inspired kitchen featuring a large island, wine fridge, and an exceptional walk-in pantry with plug-ins. The upper level is highlighted by a serene primary retreat complete with a walk-in closet and a stunning 5-piece spa-like ensuite, alongside two additional bedrooms and a full bathroom. The fully finished walkout basement extends the living space with a fourth bedroom, 3-piece bathroom, and an expansive secondary living area with seamless outdoor access. Outside, the fully fenced and landscaped backyard is designed for relaxation and entertaining, featuring a two-tiered deck with gas line, elegant Regal railing, and stairs leading to a private hot tub with pergola, also accessible directly from the walkout. Additional upscale touches include powered custom blinds, exterior lighting and Christmas lights, and the assurance of 7 years remaining on the new home warranty. A truly refined home offering comfort, style, and lasting value. Book your showing today!