



**10626 134A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2293804**



**\$689,900**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,000 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Front Drive, Garage Door Opener, Ga		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Front Yard, I		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, See Remarks, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Fridge, stove, dishwasher, washer/dryer, AC, garage heater, garage storage, tv mounts, all blinds, GDO & control, play centre

Welcome to this exceptional two-storey home in the newer phase of Arbour Hills, offering upscale finishes, a triple car garage, and the privacy of no rear neighbors. Perfectly located close to schools, shopping, scenic walking trails, and Bear Creek Golf Course, this home blends style, comfort, and convenience. The bright and inviting main floor is designed for both everyday living and entertaining. A beautiful living room with a striking fireplace feature anchors the space, while the dining area offers direct access to the deck with modern glass railing and views of the backyard. The thoughtfully designed kitchen features an eat-at island, stylish wall shelving, and a spacious walk-in pantry. Convenient main floor laundry & half bath off finished & heated garage adds to the home's functional layout. Upstairs, you'll find two generously sized bedrooms, a full 4-piece bathroom, and a spacious bonus room ideal for family gatherings or a relaxing retreat. The primary suite is a true sanctuary, complete with a walk-in closet and a luxurious 5-piece ensuite designed for comfort and relaxation with dbl vanity, separate shower and soaker tub. The fully developed basement provides even more living space, featuring a large family room with a fireplace feature, 4th bedroom and a full 4-piece bathroom — perfect for guests or a growing family. Fully landscaped this backyard offers a private oasis to enjoy family bbq's or relax after a long week. Backing onto trees and walking trails this is one of the premiere lots with East side easement for extra space & privacy. Complete with fenced in dog run, AC, planters, sandbox and playcentre this backyard invites you to enjoy the sunny GP summers with family & friends. With upgraded finishes throughout, exceptional space, and a sought-after location, this stunning Arbour Hills home offers the perfect blend of modern design and

everyday functionality.