



GRASSROOTS
REALTY GROUP

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13309 106 Street
Grande Prairie, Alberta

MLS # A2115144



\$514,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,755 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: Dirham Homes Warranty 1 Year, Alberta New Home Warranty 2 Year Supply and Distribution Systems, 5yr or 7yr Building Envelope, 10yr Structural, Real Property Report

Dirham Homes Job# 2305 - 'The Olivia' - This Stunning 2 Storey home is located in Arbour Hills!! This home features Living Area with a Fireplace feature, Dining Area, Large Kitchen with Eat At Island, walking pantry and a 2pc Bath. As you venture upstairs you will find 2 Good size bedrooms, 4pc Bath, Laundry room, Master Bedroom with walkin closet and 5pc Ensuite and a LARGE Bonus Area!! Basement is not fully developed, however, has the potential for another bedroom, 4pc Bath and LARGE Family area!! This home is close to Schools, Shopping and walking trails!! This is a Definite Must See!! High Efficient Furnace, Energy Efficient Low-E-Argon Windows, Energy Efficient Light Bulbs. Grande Prairie's Leading Building for Over 30 Years. GST included in the price with rebate back to the builder. Builder has the RIGHT to make Changes and ONLY details on the Schedule A can assure final build specifications.