



GRASSROOTS
REALTY GROUP

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13301 106 Street
Grande Prairie, Alberta

MLS # A2120884



\$599,999

Division:	Arbour Hills		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,626 sq.ft.	Age:	2023 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Driveway, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Cul-De-Sac, Irregular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Metal Siding , Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	ICF Block	Utilities:	-
Features:	Bidet, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Step into luxury as you're greeted by wide, gleaming white tiles that extend seamlessly through the three full bathrooms. Follow the inviting glow of custom built-in LED lighting up the stairs to the main level, where an abundance of natural light pours in through almost a full wall of windows, creating the perfect setting for family dinners or entertaining guests. Custom-built maple cabinets with soft-close mechanisms adorn every corner of the home, including the kitchen, bathrooms, and laundry room, while the stunning white quartz waterfall counter and breakfast bar, paired with pristine stainless steel appliances, including a dual-oven, add a touch of elegance. On the main level, two spacious bedrooms and an expansive main bathroom await, while upstairs, a master retreat spanning over 400 sq ft beckons, boasting a walk-in closet and full bathroom complete with a custom-tiled shower. Not sure where to place your king-sized bed? Simply illuminate the room with the built-in LED lighting for the perfect placement. Venture downstairs to discover 9ft ceilings, generous windows, and ample space, including two bedrooms, a sprawling living room, and a full bathroom. Off the laundry room, a private stairway leads to both the garage and the North side of the house, offering potential for additional rental revenue. Thoughtful features abound, from bidets in every bathroom to hidden wiring for TV cords, a smart thermostat, and triple-pane windows throughout. With the added comfort of a New Home Warranty Program, indulge in the luxury of Vancouver-inspired living. Contact your trusted Realtor today for a private tour of this meticulously crafted masterpiece!