



GRASSROOTS
REALTY GROUP

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10421 135 Avenue
Grande Prairie, Alberta

MLS # A2142347



\$449,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,276 sq.ft.	Age:	2018 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Open Floorplan, Pantry, See Remarks, Storage		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

Welcome to an amazing bungalow in the desirable Arbour Hills community! This charming bungalow offers the perfect blend of comfort, style, and accessibility, all in a prime location close to a park with a playground and scenic walking trails. With just a couple of steps leading to the front door, this home provides easy access for everyone. Step inside and be greeted by a spacious entryway that also grants access to the heated garage – perfect for those chilly days. The heart of this home is the open concept living area, featuring a generous kitchen with ample cupboards and counter space, a large pantry, and high-end stainless-steel appliances. The dining area, with its elegant tray ceiling and wainscoting, offers plenty of room for a large table, making it ideal for family gatherings. The living room is bright and welcoming, with direct access to the deck and backyard. Whether you're entertaining guests or enjoying a quiet evening at home, this space is perfect for any occasion. Retreat to the generous primary bedroom, complete with dual closets and a luxurious 4-piece ensuite. The ensuite boasts plenty of room and a large shower, providing a private oasis for relaxation. The second bedroom is perfect for guests or a home office, and the convenient laundry room, equipped with high-end washer and dryer on pedestals, is tucked away in its own room for added convenience. The undeveloped basement offers a fantastic opportunity to expand your living space. With the potential to add more bedrooms, another full bathroom, and a large family room, this blank canvas allows you to customize the home to fit your needs perfectly. Step outside to the backyard and enjoy the south-facing views from your deck. It's an ideal spot for summer barbecues, morning coffee, or simply soaking up the sun. This beautiful bungalow in Arbour Hills is a must-see! Don't miss out on the

opportunity to make it yours. Book your showing today and discover your new home!