13306 106 Street
Grande Prairie, Alberta

MLS # A2168509

$549,900

Division:	Arbour Hills
Type:	Residential/House
Style:	Modified Bi-Level
Size:	1,587 sq.ft.
Age:	2024 (1 yrs old)
Beds:	3
Baths:	2
Garage:	Double Garage Attached
Lot Size:	0.10 Acre
Lot Feat:	See Remarks

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RS
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: Alberta New Home Warranty, 1 year Dirham Homes Warranty

Dirham Homes Job #2312 - The Madison - Walkout Basement - Welcome to this beautifully designed brand new modified bi-level home, offering modern style and functional living spaces. Featuring 3 bedrooms and 2 bathrooms, this home is perfect for families looking for comfort and convenience. The standout feature of this home is the primary bedroom, privately located above the garage, offering a spacious retreat complete with a walk-in closet and a luxurious ensuite bathroom. The main floor boasts a bright and airy open concept living space, perfect for both daily living and entertaining. The kitchen is outfitted with beautiful cabinetry, quartz countertops, a pantry with appliance shelf, a bar area with floating shelves and bsr fridge space, and a large central island with eating bar, making it the heart of the home. Two good sized bedrooms and a full bathroom complete the main floor layout. Adding even more space, this home includes a walk-out basement, offering endless potential for future development or additional living space, with direct access to the backyard for seamless indoor-outdoor living. This beautifully crafted home is ideal for those seeking and open design with practical features. Don’t miss your chance to make it yours!