



**GRASSROOTS**  
REALTY GROUP

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**13521 104A Street**  
**Grande Prairie, Alberta**

**MLS # A2173641**



**\$574,900**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,762 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

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

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, 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 #2404 - The Olivia - Discover this BRAND NEW stunning 2 storey home in Arbour Hills, thoughtfully crafted for modern living. Featuring 3 spacious bedrooms, 2.5 bathrooms, and a triple garage, this home blends style and functionality to perfection. The main floor boasts an inviting open concept design, ideal for entertaining. The gourmet kitchen is outfitted with sleek, modern finishes, quartz countertops, and abundant storage, seamlessly flowing into the bright dining and living areas. A convenient half bath on this level is perfect for guests. Upstairs, you’ll find a laundry area ideally located near all the bedrooms for maximum efficiency. The primary bedroom offers a luxurious 5-piece ensuite, while the two additional bedrooms are generously sized and share a full bathroom. A standout feature is the versatile bonus room, perfect for a playroom, home office, or media space, tailored to your needs. Designed for both comfort and convenience, this home has it all. Don’t miss the opportunity to make it your dream home!