



10653 133 Avenue  
Grande Prairie, Alberta

MLS # A2174441



**\$538,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Arbour Hills           |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,800 sq.ft.           | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.13 Acre              |               |                  |
| <b>Lot Feat:</b> | See Remarks            |               |                  |

|                    |                           |                   |    |
|--------------------|---------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank | <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>    | RS |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -  |

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, 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 # 2405 - The Branden - Welcome to this beautifully designed BRAND NEW two storey home, offering the perfect blend of modern convenience and thoughtful design. With 3 spacious bedrooms, 2.5 bathrooms, and an inviting open concept layout, this home is ideal for both family living and entertaining. Step inside to discover a bright and airy main floor featuring an expansive open floor plan that seamlessly connects the kitchen, dining, and living areas. The kitchen boasts modern finishes, quartz countertops, ample cabinet space perfect for the home chef, completed with a walk through pantry. Large windows flood the space with natural light, creating a warm and welcoming atmosphere. Upstairs, you'll find 3 generously sized bedrooms, including a luxurious primary bedroom with a 5pc ensuite bathroom and walk-in closet. A bonus room offers additional living space, perfect for a family room, home office, or play area. Convenience is at its peak with a dedicated upper-level laundry room, making chores a breeze. With modern finishes throughout and a thoughtful layout designed for modern living, this home is a must-see!