



**10414 135 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2175041**



**\$589,900**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,026 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Security System at \$56/month

Discover this stunning, move-in-ready 2-storey home featuring 5 bedrooms and 3.5 bathrooms. Located near the new hospital and Trader Ridge amenities, this home also backs onto scenic walking trails. The open-concept main level boasts 9-foot ceilings and an inviting kitchen with granite countertops, a large island, full-height tile backsplash, and a corner pantry. Relax in the spacious living room by the cozy gas fireplace, or step outside onto the finished deck with regal railing and enjoy the fenced backyard. The main level also includes a convenient laundry room, powder room, and tiled front entry. Upstairs, the master bedroom features a walk-in closet and a luxurious ensuite with coffered ceilings, accompanied by 2 more bedrooms and main bathroom. Have young kids or enjoy entertaining? The upper level also includes a BONUS room! Additional highlights include a fully developed basement with 2 bedrooms and a bath, which can easily be converted back into a single large bedroom and recreation area. The heated, finished garage provides year-round comfort, and the high-efficiency furnace, Low-E Argon windows, and Hot Water on Demand ensure both comfort and efficiency. This turn-key home combines modern features with exceptional convenience—don't miss the opportunity to make it yours!