



10406 134 Avenue
Grande Prairie, Alberta

MLS # A2185887



\$479,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,631 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Central Air Conditioner, Garage Door Opener & Controls

Your chance to own this immaculate single owner home, meticulously maintained in the beautiful family neighborhood of Arbour Hills. Be close to the amazing amenities in Trader Ridge, great schools, walking trails and the Hospital. This 1643 sq.ft 2 storey home is move-in ready; Dirham homes popular "Ellington " floorplan awaits! Spacious front entry greets you as your enter into the open concept main floor space offering beautiful flooring throughout main floor, center fireplace & North facing windows to the backyard. The kitchen features beautiful warm tone cabinets with stone countertops complimented with beautiful backsplash and included high-end appliances. The oversized dining nook accesses the back patio and fully fenced and landscaped backyard complete with garden shed. Half bath on main floor leads to the back mudroom with main floor laundry, additional storage and access to the heated dbl car garage. Upstairs features 3 great sized bedrooms, 2nd/3rd are a generous size and the Primary suite features his/her closets with built-ins and a gorgeous ensuite with dbl vanities, separate shower and stunning soaker tub. Bsmt is open for future development and could easily accommodate full bath, rec room & additional bedroom with 3 great sized windows. This home is on a quiet side street and on a clear day includes a complimentary mountain view from the front step, negotiable possession available!