



**GRASSROOTS**  
REALTY GROUP

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10434 133 Avenue  
Grande Prairie, Alberta

MLS # A2207988



**\$489,900**

Division:	Arbour Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,316 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** \$10, 000 appliance allowance, Alberta New Home Warranty, 1 year Dirham Homes Warranty

Dirham Homes Job #2402 B - The Oxford - Welcome to this beautifully designed, fully developed Oxford duplex in Arbour Hills, offering modern living with income potential! This brand new home features a spacious main level with an open-concept layout perfect for family living. The stylish kitchen boasts contemporary finishes, ample cabinetry, and a large island, flowing seamlessly into the bright living and dining areas. Upstairs hosts a primary bedroom complete with 3pc ensuite and closet, two good sized bedrooms, a full bathroom and laundry! Downstairs, the legal basement suite is fully finished with 1 bedroom, 1 bathroom, a private entrance, laundry and a full kitchen, making it an excellent mortgage helper or rental opportunity. Book your showing today!