



GRASSROOTS
REALTY GROUP

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10418 133 Avenue
Grande Prairie, Alberta

MLS # A2212915



\$424,900

Division:	Arbour Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,334 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
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:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: Alberta New Home Warranty, 1 year Dirham Homes Warranty

Dirham Homes Job #25-11B - The Oxford - Discover modern living in this brand new half duplex, a beautifully designed two storey home with a single attached garage located in Arbour Hills. Featuring beautiful contemporary finishes, the main floor boasts an open concept layout with a fireplace in the living room, a patio door off the dining room, a great kitchen with central island and corner pantry, and a convenient 2 piece bathroom. Upstairs, the primary suite offers a walk in closet and 3pc ensuite,. There are also two additional bedrooms, a full bathroom, and an upper level laundry room!. The undeveloped basement is a blank canvas, ready for your future plans. This is a great home for families, first time buyers, or investors—don’t miss out on this fantastic opportunity! Photos are sample photos of previously completed Oxford plan.