

**13429 104A Street**  
**Grande Prairie, Alberta**

**MLS # A2215420**



**\$476,900**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,419 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

**STUNNING TWO-STOREY HOME LOCATED IN ARBOUR HILLS!!!!** This home is Built by Dirham Homes and has 3 bedrooms and 2 1/2 bathrooms with 1415 sq ft. You will be impressed with the beautiful kitchen which features quartz countertops, a large island with an eating bar, grey cabinets, tile backsplash, and stainless steel appliances. The open-concept dining and living room are perfect for entertaining. Vinyl plank flooring throughout the main floor. There is also a 2 piece bathroom on the main floor. The upstairs has a primary suite with a walk-in closet and a 3 piece ensuite, bedrooms 2 and 3, a laundry room, and a 4 piece main bathroom. Home also has AC!!! The basement is undeveloped and can be developed with a family room, 4th bedroom, and bathroom. The garage is 22 x 24 and heated!!! The backyard is landscaped, there are no rear neighbors, fully fenced, and a large wooden deck. Book your showing today!!!