

## 13306 106 Street Grande Prairie, Alberta

## MLS # A2168509



\$549,900

Arbour Hills Division: Residential/House Type: Style: Modified Bi-Level Size: 1,587 sq.ft. Age: 2024 (1 yrs old) **Beds:** Baths: Garage: **Double Garage Attached** Lot Size: 0.10 Acre Lot Feat: See Remarks

**Heating:** Water: Forced Air Floors: Sewer: Carpet, Tile, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full, Unfinished Exterior: Zoning: Vinyl Siding RS Foundation: **Poured Concrete Utilities:** Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In

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

Closet(s)

Dirham Homes Job #2312 - The Madison - Walkout Basement - Welcome to this beautifully designed brand new modified bi-level home, offering modern style and functional living spaces. Featuring 3 bedrooms and 2 bathrooms, this home is perfect for families looking for comfort and convenience. The standout feature of this home is the primary bedroom, privately located above the garage, offering a spacious retreat complete with a walk-in closet and a luxurious ensuite bathroom. The main floor boasts a bright and airy open concept living space, perfect for both daily living and entertaining. The kitchen is outfitted with beautiful cabinetry, quartz countertops, a pantry with appliance shelf, a bar area with floating shelves and bsr fridge space, and a large central island with eating bar, making it the heart of the home. Two good sized bedrooms and a full bathroom complete the main floor layout. Adding even more space, this home includes a walk-out basement, offering endless potential for future development or additional living space, with direct access to the backyard for seamless indoor-outdoor living. This beautifully crafted home is ideal for those seeking and open design with practical features. Don't miss your chance to make it yours!