HOME ✦ TEAM

10657 133 Avenue
Grande Prairie, Alberta

MLS # A2174455

$538,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	**Age:**	2024 (1 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	-

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)

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

Dirham Homes Job # 2406 - The Branden ll - Discover the charm of this BRAND NEW two storey floor plan, offering an ideal blend of style and function and FUTURE INCOME POTENTIAL with an exterior side door to the basement for a possible future suite! Featuring 3 spacious bedrooms, 2.5 bathrooms, and a bonus room, this home is thoughtfully designed for today's busy lifestyle. The main floor welcomes you with an open floor plan, perfect for entertaining and everyday living. The contemporary kitchen flows seamlessly into the dining and living areas, creating a bright and airy space where family and friends can gather. Modern finishes, quartz countertops, and ample storage make this kitchen a dream come true for any home chef. Upstairs, the private retreat continues with 3 generously sized bedrooms, including a primary suite with a walk-in closet and 5 pc luxurious ensuite bathroom. An additional bonus room offers versatility as a home office, playroom, or cozy family lounge. To make life even easier, enjoy the convenience of an upper level laundry room, saving you time and steps. This home offers the perfect balance of modern design and practical features – the ideal setting for creating lasting memories. Don’t miss the opportunity to make it yours!