

**10402 135 Avenue
Grande Prairie, Alberta**

MLS # A2204987



\$599,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,762 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	2-72-6-W6
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning FULLY FINISHED 1762 sq. ft. 2-storey in the vibrant neighbourhood of Arbour Hills. In an UNBEATABLE LOCATION with NO REAR NEIGHBOURS, this home sits RIGHT NEXT TO A PLAYGROUND/PARK, and backs onto serene tree-lined paved walking trails. A spacious tiled entryway welcomes you to the main floor that flows effortlessly into a charming office/den through elegant French doors and laundry room with handy built-in cabinets and direct access to the garage. The heart of the home is the kitchen, where light-toned cabinetry, granite countertops, a fully tiled backsplash, walk-in pantry, and high-end appliances, (including a gas stove) come together to create a space that's as functional as it is beautiful. An island with bar seating makes it perfect for entertaining. Adjacent dining area opens onto the rear deck, equipped with a gas line for easy summer BBQs. The living room offers warmth and elegance with its cozy gas fireplace, soaring ceilings, and an eye-catching open staircase that leads to the 2nd floor and the luxurious primary suite, featuring a spacious walk-in closet and a spa-like 5-piece ensuite with a dbl vanity, corner soaker tub, and tiled shower. Two additional generously sized bedrooms and a full 4-piece bath complete the upper level. The fully developed basement adds even more living space, offering a large family room, a 4-piece bathroom, a bedroom, and a versatile bonus room that can easily serve as a 5th bedroom or flex space. The heated, triple-attached garage with floor drain, is mudded, and taped —perfect for keeping things tidy year-round. With top-tier upgrades such as a high-efficiency furnace, energy-efficient Low-E Argon windows, hot water on demand, and AIR CONDITIONING, this home truly stands out. Move-in ready and offering unparalleled comfort, elegance, and

convenience—this is the one you’ve been waiting for!