



**GRASSROOTS**  
REALTY GROUP

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10441 134 Avenue  
Grande Prairie, Alberta

MLS # A2227761



**\$559,900**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,415 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to your new home in serene Arbour Hills! This 4 bed, 3 bath gem is on a corner lot boasting beautiful views of the city and surrounding area and the fireworks each Canada Day and New Year's Eve. You'll love the generous natural light and blonde hardwood floors throughout. The main floor offers an open concept with deck off the kitchen/dining, fireplace feature in the living room and two bedrooms with a full bath between. Above the garage you will find your large primary suite complete with full ensuite and large walk-in closet. Downstairs is your professionally developed walkout basement (with concrete patio) with the fourth bedroom, another full bath, living space and den. Arbour Hills is a tranquil area that offers beautiful walking trails and parks with all the amenities you need just up the road. Come check out this stunning turnkey home today!