



GRASSROOTS
REALTY GROUP

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13413 105 Street
Grande Prairie, Alberta

MLS # A2247281



\$599,900

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | Arbour Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,755 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Pie Shaped Lot | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, Laminate Counters, Pantry, Quartz Counters, Separate Entrance | | |

Inclusions: N/A

Dirham Homes Job #2503 The Olivia 3 Car on pie shaped lot near trees and playground. This is one of Dirham Homes' most loved floor plan! It features an open main floor living/dining/kitchen area with electric fireplace, central island with seating, quartz counters, walk in pantry, built-in cabinet for microwave, and garden door. There is also a 2pc washroom on the main floor. Upstairs you will find a 2nd living space/bonus room as well as 2 bedrooms, full bathroom, laundry room, and the primary suite with walk in closet and gorgeous ensuite with free standing tub, separate tile & glass shower, and double vanity! This home is cozy, contemporary, and has all the 'must haves'. It also has a side door entry for possible future suite if you wanted to add one (subject to City approval).