



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

13405 105 Street
Grande Prairie, Alberta

MLS # A2251601

\$614,900



Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,722 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, 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 # 2505 - The Braelyn 3 Car - a stunning new build nestled in the community of Fieldbrook. This thoughtfully designed home features 3 spacious bedrooms and 2.5 bathrooms. The entry area offers a mudroom, a laundry room, and a 2 piece bath. The main floor heart of the home is bright and open -the kitchen has a large island and walk-in pantry, and seamlessly flows into a sunlit dining area and living room with fireplace. Upstairs, enjoy the dramatic open to below design, adding an airy, modern feel. There are 3 bedrooms and 2 baths upstairs- including the primary suite with walk in closet and 5pc ensuite! With an abundance of natural light throughout, this home perfectly balances comfort and sophistication. The unfinished basement provides the perfect canvas for future development. Book your showing today!