



GRASSROOTS
REALTY GROUP

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10510 134A Avenue
Grande Prairie, Alberta

MLS # A2266814

\$749,800



Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,300 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Builder to provide RPR, one year builders warranty, 10 year Alberta New Home Warranty

Unique Home Concepts & "The Rebecca" (Job #688). This stunning two-storey home backs onto a beautiful treed area in the family-friendly community of Arbour Hills. Designed with an open-concept layout, the main floor features a welcoming living room with an electric fireplace, a bright kitchen with a center island and built-in sink, and a convenient butler's pantry. The garage entry includes a built-in bench and coat hooks, along with a 2-piece bathroom for added functionality. Upstairs, the spacious primary suite offers a walk in closet & a luxurious 5-piece ensuite complete with dual sinks, a freestanding tub, and a large walk-in shower. The upper level also includes two additional bedrooms, a full bathroom, a laundry room, a home office, and a bonus room—perfect for a growing family. The basement is left undeveloped, ready for your personal touch. A triple-car garage provides ample parking and storage space. Nestled in a peaceful location close to parks, trails, and schools, this home blends modern comfort with timeless design.