

## 587-777-7276

yuri@grassrootsrealtygroup.ca

## 10510 134A Avenue Grande Prairie, Alberta

MLS # A2266814



\$749,800

Arbour Hills Division: Type: Residential/House Style: 2 Storey Size: 2,300 sq.ft. Age: 2025 (0 yrs old) **Beds:** 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:** Water: Forced Air Floors: Sewer: Carpet, Tile, Vinyl Roof: Condo Fee: **Fiberglass Basement:** LLD: Full **Exterior:** Zoning: Vinyl Siding 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.