



**10506 134A Avenue  
Grande Prairie, Alberta**

**MLS # A2266819**



**\$699,800**

<b>Division:</b>	Arbour Hills	
<b>Type:</b>	Residential/House	
<b>Style:</b>	2 Storey	
<b>Size:</b>	1,950 sq.ft.	<b>Age:</b> 2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Driveway, Triple Garage Attached	
<b>Lot Size:</b>	0.15 Acre	
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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, 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 Olivia (Job #687). Welcome to The Olivia by Unique Home Concepts – a beautifully designed two-storey home backing onto trees in the desirable, family-friendly community of Arbour Hills. This home features a spacious kitchen with a large island (including an eating bar and sink), corner pantry, and a bright, open-concept layout. The inviting living room offers an electric fireplace, and the main floor includes laundry and a convenient 2-piece bathroom. Upstairs, the primary suite boasts a walk-in closet and a stylish ensuite with his and hers sinks. You'll also find two additional bedrooms, a full bathroom, and a bonus room; perfect for family time or a home office. The full basement is undeveloped and ready for your future plans. A triple-car garage completes this fantastic home, offering plenty of space for vehicles and storage. Backing onto trees and surrounded by parks, trails, and great schools, this home is perfect for families seeking comfort, style, and functionality in Arbour Hills.