



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**13209 105 Street**  
**Grande Prairie, Alberta**

**MLS # A2283381**



**\$539,900**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,634 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Dirham Homes Job #2516 - The Ellington. Step into refined living in this stunning brand new 1634 sq.ft 2 storey home. Perfectly situated within a sought-after, established community close to grocery stores, shopping, dining, and an array of everyday amenities. Designed with both style and functionality in mind, this newly constructed residence offers modern comfort in a mature, convenient location. This 1634 sq.ft home features three beautifully appointed bedrooms, including a serene primary retreat complete with a full 5 piece ensuite bathroom and a spacious walk-in closet—your own private escape. Two additional bedrooms are thoughtfully positioned near a full bathroom, ideal for family or guests. The main floor is enhanced by a stylish powder room and convenient laundry area, adding ease to daily living. A double attached garage provides ample space for vehicles and storage, while the overall layout reflects quality craftsmanship and contemporary design throughout. This is a rare opportunity to enjoy the elegance of new construction paired with the charm and convenience of an established neighbourhood.