



GRASSROOTS
REALTY GROUP

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13505 104a Street
Grande Prairie, Alberta

MLS # A2291450



\$649,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,746 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	ICF Block, Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: all window coverings,

Set in Arbour Hills and backing onto an Urban Reserve, this modified bi level is open, bright, and luxurious. The front entry is spacious and welcoming, with room to take off boots and coats without feeling crowded. Up a few steps, the home opens into the main living area with an open floor plan and an impressive amount of natural light from the floor to ceiling windows. Neutral finishes and 13 foot coffered ceilings add even more WOW to the space. It's hard to pick a standout feature, but the kitchen certainly makes an impression. Custom light cabinetry, quartz countertops, a pantry, and a large island with seating for five make it both functional and beautiful. The dining area sits right beside the kitchen, framed by large windows and a statement chandelier, with patio doors leading out to the deck. The living room anchors the space with a gas fireplace feature wall finished with floor to ceiling tile and a mantle. The main floor also includes two bedrooms and a full bathroom. Upstairs, a cozy loft style sitting area leads to the primary bedroom through double doors. The bedroom feels private and calm with vaulted ceilings, a chandelier, and a two way gas fireplace shared with the ensuite. The ensuite is spacious and elegant, featuring trayed ceilings, white tile floors, a standalone soaker tub, a tiled glass shower, and two sinks. A generous walk in closet completes the space and keeps everything organized. Downstairs, the finished basement extends the living space, along with a den, another bedroom, a four piece bathroom, and laundry. With no rear neighbours and the Urban Reserve behind, the fenced backyard with a deck is a great place to enjoy in the warmer months. The oversized double garage is a standout feature. Fully finished and heated, one side extends 26 feet deep and includes floor drains along with hot and cold water, making it ideal for vehicles,

storage, and toys. This gorgeous, upgraded home offers space, light, and privacy in a well planned layout. Call your REALTOR® today to book a showing!!