



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

13522 104A Street
Grande Prairie, Alberta

MLS # A2303968



\$849,000

Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,429 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neigh		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: A/C x 2 , Gazebo

This truly one-of-a-kind custom built home in Arbour Hills offers over 2,400 sq ft above ground and backs directly onto a beautiful creek, park, and walking trails, creating a setting that's hard to come by. From the moment you step inside, the attention to detail and quality craftsmanship is evident, with a spacious main level featuring large windows, an elegant fireplace feature wall, and a well-designed kitchen with a large island, granite countertops, and pantry. Upstairs, the bonus room is a standout space that's perfect for relaxing or entertaining, while the primary bedroom is an absolute retreat with a generous walk-in closet and a stunning ensuite complete with a soaker tub, tiled shower, dual vanities, heated tile flooring, and a double-sided fireplace that adds a unique and luxurious touch. This home has been thoughtfully upgraded with professionally finished landscaping, two A/C units, and a fully developed basement that adds another bedroom, full bathroom with heated tile floors, a den, and a versatile flex space that works perfectly as a home office or gym. Feature walls throughout the home add character and style, while the massive pie-shaped yard offers incredible privacy with mature trees and direct access to greenspace. Homes like this don't come around often, combining size, finish, location, and upgrades into one complete package. Don't wait on this one, book your showing today!