



**13405 104B Street
Grande Prairie, Alberta**

MLS # A2310582

\$474,900



Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,366 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to this immaculate 2017 two-storey home in the highly desired Arbour Hills neighborhood! Offering 4 bedrooms and 3.5 bathrooms, this beautifully maintained property is perfect for families looking for space, comfort, and convenience. The upper level features 3 spacious bedrooms and 2 full bathrooms, including a great primary suite, while the main floor offers a bright and functional layout with a convenient half bath. The fully finished basement adds even more living space with an additional bedroom, full bathroom, and a large rec room area perfect for entertaining or relaxing. Outside you’ll find a heated 22’ x 24’ double detached garage and a well-kept yard. Located close to schools, playgrounds, and other amenities, this move-in ready home shows pride of ownership throughout and is a must-see!