



10617 133 Avenue
Grande Prairie, Alberta

MLS # A2319075



\$653,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,370 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: Basement fridge, stove, dishwasher, washer, dryer

Legal Suite Investment opportunity with no rear neighbors in the desirable Arbour Hills community! This gorgeous modified bi-level offers a fully suited layout, making it ideal for homeowners looking to offset their mortgage or investors seeking strong rental potential. The main floor features an open-concept design with a bright living room, functional kitchen, dining area, convenient main-floor laundry, and two bedrooms. Privately situated above the garage, the spacious primary retreat includes a walk-in closet and a 3-piece ensuite. The self-contained lower suite offers its own separate entrance, two bedrooms, a full 4-piece bathroom, kitchen, dining area, living room, and in-suite laundry providing excellent flexibility for tenants or extended family. Beautifully finished inside and out, this home showcases upgraded finishes, energy efficient Low-E Argon windows, a high-efficiency furnace, and energy-saving lighting throughout. The fully fenced and landscaped yard backs onto open space, offering added privacy and no neighbors behind. Located in the newer phase of Arbour Hills, you'll enjoy easy access to schools, shopping, walking trails, and Bear Creek Golf Course. Current tenants are month-to-month and would love to stay, making this a turnkey investment opportunity.