



GRASSROOTS
REALTY GROUP

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13425 104 A Street
Grande Prairie, Alberta

MLS # A2325609



\$515,000

Division:	Arbour Hills		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,368 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Lawn, Low Maintenance Landscape		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: none

From the moment you pull up to this home, the dark contemporary siding, stone accents, and attached double garage deliver a beautiful first impression. Stepping inside, the bright and spacious foyer welcomes you with soaring ceilings, durable tile flooring, and a deep green board-and-batten feature wall that sets a stylish, intentional tone. Heading up the stairs, the home seamlessly opens into a luminous, open-concept main floor framed by high vaulted ceilings and sweeping views of the green field just beyond the dining room, where a door leads out to your private back deck. The heart of the home is a chef's delight, anchored by a generous central island with a breakfast bar, stone-look countertops, and an undermount double sink. A dedicated coffee bar station with open shelving and a crisp subway tile backsplash offers the perfect spot to start your mornings, while the adjacent dining space makes hosting effortless. Tucked away on this level for ultimate convenience are two bright bedrooms and a full bathroom—ideal for family, guests, or a dedicated home office setup. The true retreat lies up on its own private level. The expansive primary suite occupies the top floor, offering a secluded sanctuary complete with a large walk-in closet and a private ensuite bath featuring a large walk-in shower and a double vanity. Downstairs, the massive basement stands ready to adapt to your lifestyle, offering a blank canvas for a home theater, gym, or playroom. Complete with a central air conditioning unit already installed to keep you perfectly cool during the warm summer months, this move-in-ready home perfectly balances modern style with practical comfort.