

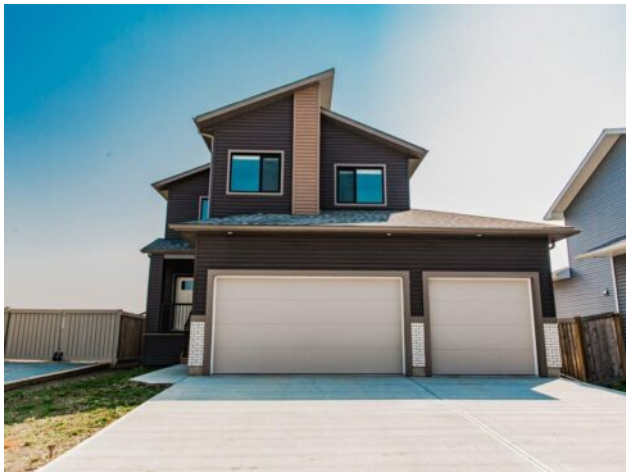


GRASSROOTS
REALTY GROUP

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13521 104A Street
Grande Prairie, Alberta

MLS # A2331093



\$609,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,831 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	No Neighbours Behind		

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

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, All Window Coverings, AC, Garage Heater

Welcome to this beautifully maintained 2024-built two-storey in the desirable community of Arbour Hills, where modern design, premium features, and everyday functionality come together seamlessly. Offering 1,831 sq. ft. of thoughtfully designed living space, this stunning home features 3 spacious bedrooms, 2.5 bathrooms, a heated triple attached garage, central air conditioning for year-round comfort, no rear neighbours, and plenty of parking on the triple-wide driveway. The bright, open-concept main floor is designed for both entertaining and everyday living. At the heart of the home is a stylish kitchen complete with quartz countertops, modern cabinetry, ample prep space, and plenty of storage, all overlooking the spacious dining area and inviting living room with a beautiful electric fireplace. A convenient 2-piece powder room completes the main level. Upstairs, you'll find all three bedrooms, including an impressive primary retreat featuring a luxurious 5-piece ensuite. Two additional generously sized bedrooms share a well-appointed 4-piece bathroom, while the upper-level laundry room adds everyday convenience. A versatile bonus room provides the perfect space for a family room, home office, playroom, or media area to suit your lifestyle. The unfinished basement offers endless possibilities, giving you the opportunity to customize and create the space you've always envisioned—whether it's additional living space, a home gym, theatre room, or future basement development. A convenient side entrance provides an excellent opportunity for a future mother-in-law suite, adding flexibility for multigenerational living or additional living space. Perfectly situated in the sought-after Arbour Hills neighbourhood, this exceptional home is close to parks, walking trails, schools, shopping, and everyday amenities, making it an outstanding choice for families and professionals

alike. Move-in ready and loaded with desirable features, this is a home you'll be proud to call your own.