



GRASSROOTS
REALTY GROUP

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10633 134A Avenue
Grande Prairie, Alberta

MLS # A2333316



\$579,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,559 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome home! Pride of ownership shines throughout this beautifully maintained one-owner home located in the highly sought-after community of Arbour Hills. Step inside and discover a thoughtfully designed floor plan featuring a stunning kitchen with quartz countertops, stainless steel appliances, ample cabinet and counter space, and an abundance of natural light. The spacious family room is perfect for entertaining and offers direct access to the deck and fully landscaped backyard, which backs onto green space for added privacy and enjoyment. Upstairs, you'll find three generous bedrooms, including a primary suite complete with a walk-in closet and full ensuite bathroom. Convenient upper-floor laundry adds to the home's functional layout. The unfinished basement provides a blank canvas, ready for your personal touch and future development plans. The attached garage is fully finished and heated, making it ideal for Alberta winters. Located close to parks, walking trails, schools, and the Trader Ridge shopping district, this is an exceptional opportunity to own a quality home in one of Grande Prairie's most desirable neighborhoods.