



**GRASSROOTS**  
REALTY GROUP

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**10525 133 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2212133**



**\$589,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Arbour Hills           |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | Modified Bi-Level      |               |                  |
| <b>Size:</b>     | 1,352 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.12 Acre              |               |                  |
| <b>Lot Feat:</b> | See Remarks            |               |                  |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Vinyl   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full, Suite, Walk-Out To Grade  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance |                   |    |

**Inclusions:** Alberta New Home Warranty, 1 year Dirham Homes Warranty

Dirham Homes Job #2509 - The Camden - a versatile new build designed for modern living and smart investment potential. This thoughtfully crafted home features a legal WALK OUT basement suite, each unit with its own single attached garage and private laundry. The main unit offers 2 bedrooms and a full bath on the main floor, while the spacious primary suite is set above the garage and includes a walk-in closet and a private ensuite. The open concept main living area boasts a stylish kitchen with a central island and pantry, perfect for entertaining. The walkout basement suite includes 2 bedrooms, a full bath, its own entrance, and a bright open layout—ideal for rental income or extended family. The Camden blends functionality, flexibility, and contemporary design in the desirable community of Arbour Hills. Book your showing today!