

13445 104A Street
Grande Prairie, Alberta

MLS # A2229782



\$529,900

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|-----------|-----------------------------|--------|------------------|
| Division: | Arbour Hills | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,515 sq.ft. | Age: | 2018 (7 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Lawn | | |

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

Inclusions: N/A

STUNNING FULLY DEVELOPED HOME IN ARBOUR HILLS!!! This home has 5 bedrooms and 3 1/2 bathrooms and is a modified bi-level plan with 1515 sq. ft of living space. Modern touches/designs and vaulted ceilings. The kitchen has granite countertops and quartz backsplash, white cabinets with a dark-stained island, and a bright dining area. The main level has a spacious living area with access to the covered deck. A luxurious primary bedroom with a 4-piece ensuite. Upstairs you will find bedrooms 2 & 3 with a Jack and Jill bathroom, providing ample space for a growing family. The basement boasts a beautiful living room, bedrooms 4 & 5, while providing plenty of storage space to meet your needs. This property features a high-efficiency furnace, energy-efficient low-E argon windows, CENTRAL AIR, and gas line to deck for BBQ with NO rear neighbors! Book your showing today!!