

10510 134A Avenue
Grande Prairie, Alberta

MLS # A2266814



\$749,800

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|------------------|---|---------------|------------------|
| Division: | Arbour Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,300 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Triple Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Fiberglass | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) | | |

Inclusions: Builder to provide RPR, one year builders warranty, 10 year Alberta New Home Warranty

Unique Home Concepts & "The Rebecca" (Job #688). This stunning two-storey home backs onto a beautiful treed area in the family-friendly community of Arbour Hills. Designed with an open-concept layout, the main floor features a welcoming living room with an electric fireplace, a bright kitchen with a center island and built-in sink, and a convenient butler's pantry. The garage entry includes a built-in bench and coat hooks, along with a 2-piece bathroom for added functionality. Upstairs, the spacious primary suite offers a walk in closet & a luxurious 5-piece ensuite complete with dual sinks, a freestanding tub, and a large walk-in shower. The upper level also includes two additional bedrooms, a full bathroom, a laundry room, a home office, and a bonus room—perfect for a growing family. The basement is left undeveloped, ready for your personal touch. A triple-car garage provides ample parking and storage space. Nestled in a peaceful location close to parks, trails, and schools, this home blends modern comfort with timeless design.