ROBERT HART MOORE
GRASSROOTS REALTY GROUP

780-897-4170
robert@grassrootsrealtygroup.ca

10425 134 Avenue
Grande Prairie, Alberta

MLS # A2283587

$649,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,700 sq.ft.	**Age:**	2022 (4 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

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:	Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer , Dryer, Hot Tub & Accessories

Located in the prestigious community of Arbour Hills, this impeccably finished modified bi-level showcases elegant design and premium features throughout, including a fully developed walkout basement. A generous front entry makes a striking first impression with a custom built-in coat rack, convenient 2-piece powder room, and main-floor laundry, while air conditioning and a heated garage add everyday comfort. The open-concept main level is both stylish and functional, anchored by a sophisticated living room fireplace and a chef-inspired kitchen featuring a large island, wine fridge, and an exceptional walk-in pantry with plug-ins. The upper level is highlighted by a serene primary retreat complete with a walk-in closet and a stunning 5-piece spa-like ensuite, alongside two additional bedrooms and a full bathroom. The fully finished walkout basement extends the living space with a fourth bedroom, 3-piece bathroom, and an expansive secondary living area with seamless outdoor access. Outside, the fully fenced and landscaped backyard is designed for relaxation and entertaining, featuring a two-tiered deck with gas line, elegant Regal railing, and stairs leading to a private hot tub with pergola, also accessible directly from the walkout. Additional upscale touches include powered custom blinds, exterior lighting and Christmas lights, and the assurance of 7 years remaining on the new home warranty. A truly refined home offering comfort, style, and lasting value. Book your showing today!

Copyright (c) 2026 Robert Hart-Moore. Listing data courtesy of RE/MAX Grande Prairie. Information is believed to be reliable but not guaranteed.