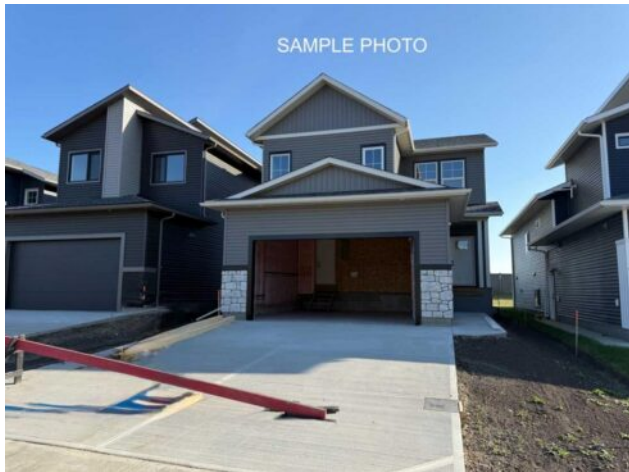


10534 131 Avenue
Grande Prairie, Alberta

MLS # A2308687



\$619,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,027 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub		

Inclusions: n/a

Dirham Homes Job #2518 - The Redmond II - Welcome to this beautifully crafted BRAND NEW 2-storey home, offering the perfect balance of style and functionality. With 3 spacious bedrooms and 2.5 bathrooms, this home is designed to meet all your modern living needs. The main floor features an inviting open concept design, perfect for entertaining or relaxing with family. The kitchen has beautiful cabinetry, quartz counters, central island with eating bar, and a large walk in pantry. The adjoining living and dining areas are filled with natural light. You'll also appreciate the convenience of a half bath and main floor laundry, making daily tasks a breeze. The garage entry - separate from the front entry - features a wall of coat hooks as well as a closet. Upstairs, the primary bedroom is a private retreat with a large walk in closet and a 5pc ensuite bathroom with full shower, soaker tub, and double sinks. The two additional bedrooms offer plenty of space for family or guests as well as a full bathroom. A large BONUS ROOM above the garage completes the home. The double garage provides ample parking and storage, and the home's great location offers easy access to schools, parks, shopping, and more. Your unfinished basement has ample room for a 4th bedroom, a bathroom plus spacious family room. This home has everything you need for comfortable, modern living. Don't miss your chance to call it yours!