## 13309 106 Street
## Grande Prairie, Alberta

## MLS # A2168556



# $524,900

| | |
|---|---|
| **Division:** | Arbour Hills |
| **Type:** | Residential/House |
| **Style:** | 2 Storey |

| | | | |
|---|---|---|---|
| **Size:** | 1,755 sq.ft. | **Age:** | 2024 (0 yrs old) |
| **Beds:** | 3 | **Baths:** | 2 full / 1 half |

| | |
|---|---|
| **Garage:** | Double Garage Attached |
| **Lot Size:** | 0.14 Acre |
| **Lot Feat:** | See Remarks |

| | | | |
|---|---|---|---|
| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Tile, Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full, Unfinished | **LLD:** | - |
| **Exterior:** | Vinyl Siding | **Zoning:** | RG |
| **Foundation:** | Poured Concrete | **Utilities:** | - |

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

**Inclusions:** Dirham Homes Warranty 1 Year, Alberta New Home Warranty 2 Year Supply and Distribution Systems, 5yr or 7yr Building Envelope, 10yr Structural, Real Property Report

Dirham Homes Job #2305 - The Olivia - Located in Arbour Hills is this stunning BRAND NEW 2-storey home with double garage, thoughtfully designed for modern living. With 3 spacious bedrooms, 2.5 bathrooms, and a host of convenient features, this home offers the perfect blend of style and functionality. On the main floor, you'll find an inviting open concept layout ideal for entertaining. The gourmet kitchen boasts modern finishes, quartz countertops, and ample storage space. It flows seamlessly into the dining and living areas flooded with plenty of natural light. A half bath on the main floor provides added convenience for guests. Upstairs, enjoy the convenience of upstairs laundry located near all bedrooms for maximum efficiency. The primary bedroom includes a luxurious 5pc ensuite bathroom, while the two additional bedrooms are generously sized and share a full bathroom. The real standout is the bonus room, perfect for a playroom, home office, or media space—tailored to your lifestyle needs. This home is designed for comfort and ease, offering everything you need in one beautiful package. Don't miss out on the chance to make this your dream home!