

10210 67 Avenue  
Grande Prairie, Alberta

MLS # A2215994



## \$629,900

|                  |                                  |               |                  |
|------------------|----------------------------------|---------------|------------------|
| <b>Division:</b> | Stone Ridge                      |               |                  |
| <b>Type:</b>     | Residential/House                |               |                  |
| <b>Style:</b>    | 2 Storey                         |               |                  |
| <b>Size:</b>     | 1,757 sq.ft.                     | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Triple Garage Attached           |               |                  |
| <b>Lot Size:</b> | 0.12 Acre                        |               |                  |
| <b>Lot Feat:</b> | Cul-De-Sac, No Neighbours Behind |               |                  |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Composite Siding  | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s) |                   |    |

**Inclusions:** Alberta New Home Warranty, 1 year Dirham Homes Warranty

Dirham Homes Job #2502 - The Olivia 3 Car Garage with a SIDE DOOR Entrance - Step into luxury with this stunning brand new 2 storey home, featuring 3 spacious bedrooms, 2.5 bathrooms, and a thoughtfully designed layout that blends style and functionality. The main floor boasts an open concept living space, perfect for family gatherings or entertaining. The modern kitchen features sleek quartz countertops, ample storage with a walk in pantry, and lovely two toned cabinetry flowing seamlessly into the bright dining and living areas complete with a feature fireplace. A convenient half bath on the main floor adds extra comfort for guests. Upstairs, you'll find all three bedrooms, including a primary with luxurious 5pc ensuite bathroom. A bonus room offers additional space for a media room, home office, or play area—providing endless possibilities for use. The upstairs laundry makes everyday chores easy and convenient, with all bedrooms and living spaces thoughtfully placed on one level. This home offers modern living with all the features you need for comfort and style. Located in Grande Banks, steps from the Eastlink centre, schools, shopping and other amenities. Make this incredible new home yours today!