

13309 105 Street
Grande Prairie, Alberta

MLS # A2228725



\$569,900

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|------------------|------------------------|---------------|------------------|
| Division: | Arbour Hills | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,634 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, 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, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s) | | |

Inclusions: N/A

Dirham Homes Job #2417 - The Madison - Welcome to this beautifully designed brand new modified bi-level home, offering modern style and functional living spaces. Featuring 3 bedrooms and 2 bathrooms, this home is perfect for families looking for comfort and convenience. The standout feature of this home is the primary bedroom, privately located above the garage, offering a spacious retreat complete with a walk-in closet and a luxurious ensuite bathroom. The laundry room is also conveniently located upstairs. The main floor boasts a bright and airy open concept living space, perfect for both daily living and entertaining. The kitchen is outfitted with beautiful cabinetry, quartz countertops, a pantry with appliance shelf, a bar area with floating shelves and bar fridge space, and a large central island with eating bar, making it the heart of the home. Two good sized bedrooms and a full bathroom complete the main floor layout. This beautifully crafted home is ideal for those seeking an open design with practical features. Don't miss your chance to make it yours!