

## 780-814-1090

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## 13309 105 Street Grande Prairie, Alberta

MLS # A2228725



\$569,900

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							
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Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt 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, 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 and open design with practical features. Don't miss your chance to make it yours. Now in finishing stages!!