MY Lifestyle AGENTS

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10410 133 Avenue
Grande Prairie, Alberta

MLS # A2247454



$429,900

Division:	Arbour Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,334 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: $5000 Appliance Allowance

$5,000 Allowance & Appliance package provided by Dirham Homes! Dirham Homes Job #2512B - The Oxford II 1/2 Duplex - Great starter home or investment property featuring a cute front veranda and single attached garage! The main floor has a nice entry area, 2pc washroom, kitchen with island open to dining with patio door and living room with electric fireplace. Upstairs you will find 2 bedrooms and full bathroom, a laundry room, and the primary suite with walk in closet and 4pc ensuite. The full basement offers extra storage space and can be developed to accommodate another bedroom, bathroom, and family room. Close to 2 elementary schools, Trader Ridge and located on a wide street with lots of parking.

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