780-814-1090
admin@mylifestyleagents.ca

13209 105 Street
Grande Prairie, Alberta

MLS # A2283381



$539,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,634 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Fiberglass, Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

$10,000 BONUS allowance supplied by Dirham Homes! Dirham Homes Job #25-06 - The Ellington. Step into refined living in this stunning brand new 1634 sq.ft 2 storey home. Perfectly situated within a sought-after, established community close to grocery stores, shopping, dining, schools, and an array of everyday amenities. The main floor offers a spacious entry way with closet, a powder room and convenient laundry area at the garage entry, adding ease to daily living. Enjoy the open living room with gas fireplace, kitchen with island, eating bar, quartz counters, and pantry, and dining with garden door to future deck. Upstairs, the serene primary retreat is complete with a 5 piece ensuite featuring a soaker tub, large tile shower, separate toilet room, and double sinks - plus a spacious walk-in closet! Two additional bedrooms are thoughtfully positioned near a full bathroom, ideal for family or guests. A double attached garage provides ample space for vehicles and storage, while the overall home reflects quality craftsmanship and contemporary design throughout.

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