780-814-1090
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13201 105 Street
Grande Prairie, Alberta

MLS # A2288306



$639,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,000 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle, Fiberglass	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: Alberta New Home Warranty, Dirham Homes 1 Year Builder Warranty.

$10,000 BONUS Allowance supplied by Dirham Homes! Dirham Homes Job # 2507 - The Redmond II. Welcome to this beautifully crafted two storey home, offering the perfect balance of style and functionality. With 3 spacious bedrooms and 2.5 bathrooms, this home is designed to meet all your modern living needs. The main floor features an inviting open concept design, perfect for entertaining or relaxing with family. The kitchen boasts beautiful cabinetry and quartz counters, a central island with eating bar, a walk in pantry, and a coffee bar area with floating shelves. The adjoining living and dining areas are filled with natural light. There's a garden door off the dininng nook, and the living room has an electric fireplace. You'll also appreciate the convenience of a half bath/powder room and a laundry room on the main floor, making daily tasks a breeze. Upstairs you'll find a huge bonus room that can be used as a movie room, play room, family room, or all combined! The primary bedroom is a private retreat with a large walk in closet and 5pc ensuite bathroom with free standing tub and separate tile/glass shower. The two additional bedrooms offer plenty of space for family or guests with a full bathroom to share. The triple car garage provides ample parking and storage, and the home’s great location offers easy access to schools, parks, shopping, and more. Your unfinished basement has ample room for a 4th bedroom, a bathroom plus spacious family room. This home has everything you need for comfortable, modern living.

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