MY Lifestyle AGENTS

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# 13410 105 Street
# Grande Prairie, Alberta

## MLS # A2307025



# $614,900

| | | | |
|---|---|---|---|
| **Division:** | Arbour Hills | | |
| **Type:** | Residential/House | | |
| **Style:** | Modified Bi-Level | | |
| **Size:** | 1,645 sq.ft. | **Age:** | 2026 (0 yrs old) |
| **Beds:** | 3 | **Baths:** | 2 |
| **Garage:** | Double Garage Attached | | |
| **Lot Size:** | 0.11 Acre | | |
| **Lot Feat:** | Back Yard | | |

| | | | |
|---|---|---|---|
| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Tile, Vinyl Plank | **Sewer:** | - |
| **Roof:** | Fiberglass, 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, Walk-In Closet(s) | | |

**Inclusions:** n/a

Dirham Homes Job #2526 - The Madison II with WALK OUT BASEMENT - 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. See virtual tour for a previously completed Madison floor plan. Note Finishing and colours may differ.

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