MY Lifestyle AGENTS

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10518 131 Avenue
Grande Prairie, Alberta

MLS # A2307065



$519,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,514 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	1 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.13 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:	No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: n/a

$10,000 BONUS allowance provided by Dirham Homes! Dirham Homes Job #2520 – The Meadowbrook II - This brand new two-storey home offers the perfect combination of style, comfort, and functionality, featuring 3 spacious bedrooms, 2.5 bathrooms, and a thoughtfully designed floor plan ideal for family living. The main floor boasts a bright and open-concept layout, perfect for both everyday living and entertaining. The contemporary kitchen is finished with quartz countertops, ample cabinetry, and modern finishes, flowing seamlessly into the dining and living areas. A stunning feature fireplace creates a warm and inviting focal point. The main level also includes a convenient 2-piece bathroom and a custom mudroom complete with a built-in bench and hooks. Upstairs, you'll find all three bedrooms, including a spacious primary retreat with a private 4-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and the convenience of upstairs laundry complete the upper level. The undeveloped basement offers endless possibilities, with room to add a fourth bedroom, bathroom, and a large rec room or additional living space. Located in the highly desirable Royal Oaks area, this home is close to schools, grocery stores, shopping, parks, and other everyday amenities, offering the perfect balance of comfort and convenience. Don’t miss this incredible opportunity to own a brand new home in one of Grande Prairie’s most sought-after neighbourhoods!

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