780-814-1090
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13402 105 Street
Grande Prairie, Alberta

MLS # A2307087



$599,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,819 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard		

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

Inclusions: N/A

Dirham Homes Job # 2527- The Branden ll with WALK OUT BASEMENT!- Discover the charm of this two storey floor plan, offering an ideal blend of style and function. Featuring 3 spacious bedrooms, 2.5 bathrooms, and a bonus room, this home is thoughtfully designed for today's busy lifestyle. The main floor welcomes you with an open floor plan, perfect for entertaining and everyday living. The contemporary kitchen flows seamlessly into the dining and living areas, creating a bright and airy space where family and friends can gather. Quartz countes, an island with eating bar, and a pantry make this kitchen a dream come true for any home chef. Upstairs gives 2 bedrooms and a full bathroom, a laundry room, and a primary suite with a walk-in closet and 5 pc luxurious ensuite bathroom. An additional bonus room offers versatility as a home office, playroom, or cozy family lounge. This home offers the perfect balance of modern design and practical features – the ideal setting for creating lasting memories. Don’t miss the opportunity to make it yours!

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