MY Lifestyle AGENTS

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13314 105 Street
Grande Prairie, Alberta

MLS # A2307101



$599,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,831 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
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, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Dirham Homes Job #2529 - The Olivia 4 Bedroom. Step into luxury with this stunning brand new 2 storey home, featuring 4 spacious bedrooms, 2.5 bathrooms, and a thoughtfully designed layout that blends style and functionality. The main floor boasts an open concept living space, perfect for family gatherings or entertaining. The modern kitchen features quartz countertops, ample storage with a walk in pantry, and lovely two toned cabinetry flowing seamlessly into the bright dining and living areas complete with an electric fireplace. A convenient half bath on the main floor adds extra comfort for guests. Upstairs, you'll find all FOUR bedrooms, including a primary with luxurious 5pc ensuite bathroom. A flex room offers additional space for a media room, home office, or play area. The upstairs laundry room is conveniently located on the bedroom level. Located in Arbour Hills, you are close to schools, shopping and other amenities.

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