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13321 106 Street
Grande Prairie, Alberta

MLS # A2353678

$569,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	Bungalow-Villa		
Size:	1,304 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	2	**Baths:**	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: None

Dirham Homes Job #2525 - The Aspen. Welcome to The Aspen BUNGALOW floor plan by Dirham Homes! This thoughtfully designed 1,304 sq. ft. home offers a functional layout with modern finishes and comfortable living spaces throughout. Featuring 2 bedrooms and 2 full bathrooms, this home is perfect for those looking for stylish, low-maintenance living without compromising on space. The inviting great room features an electric fireplace and flows seamlessly into the dining area and kitchen, creating an ideal space for everyday living and entertaining. The kitchen is complete with beautiful cabinetry, quartz countertops, a stylish tile backsplash, and a convenient walk-in pantry offering additional storage. The spacious primary bedroom features a private ensuite with dual sinks, while the second bedroom and additional full bathroom provide flexibility for guests, family, or a home office. You'll also appreciate the convenient laundry/mudroom with direct access to the attached double garage, along with a covered front verandah. Interior selections include warm wood-tone cabinetry, durable vinyl plank flooring, carpeted areas, coordinating wall colours and trim, and beautiful tile finishes throughout. Complete with a 22' x 24' double attached garage, The Aspen combines thoughtful design, modern finishes, and everyday functionality to create a home you'll love!

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