

**13309 106 Street**  
**Grande Prairie, Alberta**

**MLS # A2115144**



**\$514,900**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,755 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

**Inclusions:** Dirham Homes Warranty 1 Year, Alberta New Home Warranty 2 Year Supply and Distribution Systems, 5yr or 7yr Building Envelope, 10yr Structural, Real Property Report

**IMMEDIATE POSSESSION!!!** Dirham Homes Job# 2305 - 'The Olivia' - This Stunning 2 Storey home is located in Arbour Hills!! This home features a living area with a Fireplace feature, a dining area, a large kitchen with eat at Island, a walk-in pantry, and a 2pc Bath. As you venture upstairs you will find 2 Good size bedrooms, 4pc Bath, Laundry room, Master Bedroom with walkin closet and 5pc Ensuite and a LARGE Bonus Area!! Basement is not fully developed, however, has the potential for another bedroom, 4pc Bath and LARGE Family area!! This home is close to Schools, Shopping and walking trails!! This is a Definite Must See!! High Efficient Furnace, Energy Efficient Low-E-Argon Windows, Energy Efficient Light Bulbs. Grande Prairie's Leading Building for Over 30 Years. GST included in the price with rebate back to the builder. Builder has the RIGHT to make Changes and ONLY details on the Schedule A can assure final build specifications.