

**10661 133 Avenue  
Grande Prairie, Alberta**

**MLS # A2174456**



**\$524,900**

<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>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, 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

Dirham Homes Job #2407 - The Olivia - Welcome to this beautiful, BRAND NEW 2 storey home with a double garage, expertly designed for modern living. Featuring 3 spacious bedrooms, 2.5 bathrooms, and a range of thoughtful features, this home perfectly balances style and functionality. The main floor offers an inviting open-concept layout, ideal for entertaining. The gourmet kitchen is a chef's delight, with sleek quartz countertops, modern finishes, and ample storage. It seamlessly connects to the bright dining and living areas, filled with natural light. A convenient half bath on the main level makes hosting guests a breeze. Upstairs, you'll appreciate the upper level laundry room conveniently located near all bedrooms, making everyday tasks more efficient. The primary bedroom is a true retreat, featuring a luxurious 5-piece ensuite. Two additional bedrooms are generously sized and share a full bathroom. The standout feature of this home is the bonus room, perfect as a home office, playroom, or media room, offering flexible space to suit your lifestyle. Designed for comfort and convenience, this home has everything you need in one stunning package. Don't miss your chance to make this dream home yours!