

**10414 135 Avenue
Grande Prairie, Alberta**

MLS # A2175041



\$589,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,026 sq.ft.	Age:	2015 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Fiberglass

Basement: Finished, Full

Exterior: Stone, Vinyl Siding

Foundation: Perimeter Wall, Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: Security System at \$56/month

Discover this stunning, move-in-ready 2-storey home featuring 5 bedrooms and 3.5 bathrooms. Located near the new hospital and Trader Ridge amenities, this home also backs onto scenic walking trails. The open-concept main level boasts 9-foot ceilings and an inviting kitchen with granite countertops, a large island, full-height tile backsplash, and a corner pantry. Relax in the spacious living room by the cozy gas fireplace, or step outside onto the finished deck with regal railing and enjoy the fenced backyard. The main level also includes a convenient laundry room, powder room, and tiled front entry. Upstairs, the master bedroom features a walk-in closet and a luxurious ensuite with coffered ceilings, accompanied by 2 more bedrooms and main bathroom. Have young kids or enjoy entertaining? The upper level also includes a BONUS room! Additional highlights include a fully developed basement with 2 bedrooms and a bath, which can easily be converted back into a single large bedroom and recreation area. The heated, finished garage provides year-round comfort, and the high-efficiency furnace, Low-E Argon windows, and Hot Water on Demand ensure both comfort and efficiency. This turn-key home combines modern features with exceptional convenience—don't miss the opportunity to make it yours!