

**10402 135 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2175785**



**\$558,800**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,762 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, No Neighbours Behind, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters		

**Inclusions:** Gas line to the deck for future BBQ

Location, Location, Location, welcome to this stunning 2-storey home in the desirable community of Arbour Hills! With 4 spacious bedrooms and a versatile bonus room that can easily be converted into a 5th bedroom with the addition of a wardrobe, this property offers plenty of space for your family. The main floor features a convenient laundry room, a bright office space, and a cozy great room with a gas fireplace and soaring ceilings. The open-concept layout seamlessly connects the great room, dining area, and modern kitchen, which boasts upgraded stainless steel appliances including a gas range, granite countertops, and a large eating bar&mdash;perfect for entertaining. Upstairs, the luxurious primary suite awaits, complete with a walk-in closet and a spa-like ensuite featuring a freestanding corner soaker tub and a beautiful 4' tile shower. The fully developed basement offers additional living space with a large family room, bathroom, bedroom, and a bonus room that can serve as a 5th bedroom. This home is situated on a prime lot, backing onto paved walking trails and located next to a park playground with no rear or side neighbors for added privacy. High-efficiency furnace, energy-efficient Low-E Argon windows, and hot water on demand are just a few of the many upgrades that make this home truly stand out. The heated triple garage ensures your vehicles stay warm during the colder months, and central air conditioning keeps the home cool in the summer. With its pristine condition, upgraded features, and unbeatable location, this home truly shows like new. Don't miss your chance to own this remarkable property!