

10657 133 Avenue  
Grande Prairie, Alberta

MLS # A2188491



\$624,900

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Arbour Hills           |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 1,800 sq.ft.           | Age:   | 2024 (1 yrs old) |
| Beds:     | 5                      | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | 0.12 Acre              |        |                  |
| Lot Feat: | See Remarks            |        |                  |

|             |  |            |    |
|-------------|--|------------|----|
| Heating:    | Forced Air   | Water:     | -  |
| Floors:     | Carpet, Tile, Vinyl Plank  | Sewer:     | -  |
| Roof:       | Asphalt Shingle  | Condo Fee: | -  |
| Basement:   | Separate/Exterior Entry, Finished, Full, Suite   | LLD:       | -  |
| Exterior:   | Vinyl Siding   | Zoning:    | RS |
| Foundation: | Poured Concrete  | Utilities: | -  |
| Features:   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s) |            |    |

Inclusions: Alberta New Home Warranty, 1 year Dirham Homes Warranty

Dirham Homes Job # 2406 - The Branden II - New two storey floor plan with an exterior side door to the LEGAL SUITE. The main floor has an open floor plan, perfect for entertaining and everyday living. There is a walk through pantry from the garage entrance, and a 1/2 bath.. The kitchen offers modern finishes, central island, quartz countertops, and is open to the dining and living area with fireplace. Upstairs has 3 bedrooms, including a primary suite with a large walk-in closet and 5 pc luxurious ensuite bathroom. An additional bonus room offers versatility as a home office, playroom, or cozy family lounge. To make life even easier, enjoy the convenience of an upper level laundry room, saving you time and steps. BASEMENT SUITE offers 2 bedrooms, full bathroom, living and kitchen area. The basement suite will be developed once buyer's conditions are waived and will be 10-12 weeks to complete.