

13434 104A Street
Grande Prairie, Alberta

MLS # GP213233



\$339,900

Division:	Arbour Hills		
Type:	House		
Style:	2 Storey		
Size:	1,354 sq.ft.	Age:	2018 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Possession:	Negotiable		
Garage:	-		
Driveway:	Concrete		

Heating:	Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	Municipal
Roof:	Asphalt Shingle	Taxes:	-
Basement:	Full	Condo Fee:	-
Exterior:	Vinyl	Lot Fee:	-
Land:	None	Maintenance Fee:	-
Features:	Air Exchanger, Ensuite, Non-Smoking Home, Pet-Free Home		

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

Dirham Homes JOB #1801 'CARMELLA' - is a modern 2 storey family home has exquisite curb appeal with a front covered veranda and plenty of windows! This floor plan features a spacious living room in the front of the home with kitchen and half bath in the rear. Upstairs boasts 3 bedroom and 2 bathrooms. Quarry tile front entry, kitchen and bathrooms. Master bedroom features a large walk-in closet and full ensuite. Stainless Steel Appliances included, which are the fridge, stove and dishwasher. REAR SOD INCLUDED!! All Dirham Homes include: high efficiency furnace, low-e argon windows. Builder has the right to make changes and only details on contract Schedule A can assure final build specifications. Color selections may be made if early enough in the construction schedule. GST is included in the price with rebate back to builder. Grande Prairie's leading, local builder, for over 30 years!