

10421 135 Avenue
Grande Prairie, Alberta

MLS # GP213481



\$404,900

Division:	Arbour Hills		
Type:	House		
Style:	Bungalow		
Size:	1,262 sq.ft.	Age:	2018 (2 yrs old)
Beds:	2	Baths:	2
Possession:	Negotiable		
Garage:	Attached, Double		
Driveway:	Concrete, Double		

Heating:	Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	Municipal
Roof:	Laminated Fiberglass Shingles	Taxes:	-
Basement:	Full	Condo Fee:	-
Exterior:	Stone, Vinyl	Lot Fee:	-
Land:	Partial	Maintenance Fee:	-
Features:	Air Exchanger, Ensuite, Laundry-Main Floor, Non-Smoking Home, Pet-Free Home		

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 #1723 `Ballinger` NEW BUNGALOW PLAN WITH RV PARKING. Features Main Floor Laundry and Kitchen with Granite Countertops, Under-mount Sink and Pantry. Master Bedroom includes ensuite with Double Sinks, Shower and His and Hers Closets. Laminate Flooring in Living room, Dining room, Kitchen, Nook, Office/Den. Tile in the Entry & Both Bathrooms. Stainless Steel Appliances included, which are the fridge, stove and dishwasher. High Efficiency Furnace & Hot Water Tank, Energy Efficient Low-E Argon Windows, LED Light Bulbs and HRV (Air-Exchanger), and RV Parking! Grande Prairie's Leading Builder for Over 30 Years. Colour selections may be made if Early enough in the Construction Schedule. GST included in the price with Rebate back to builder. Builder may make changes and only details on Schedule A can assure final build specifications.