

**13406 104A Street
Grande Prairie, Alberta**

MLS # GP213524

\$359,900



Division:	Arbour Hills		
Type:	House		
Style:	2 Storey		
Size:	1,441 sq.ft.	Age:	2018 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Possession:	Negotiable		
Garage:	-		
Driveway:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	Municipal
Roof:	Asphalt Shingle	Taxes:	-
Basement:	Full	Condo Fee:	-
Exterior:	Stone, Vinyl	Lot Fee:	-
Land:	None	Maintenance Fee:	-
Features:	Countertop(s)-Granite		

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

Dirham Homes Job #1814 'Everett' Gorgeous 2 Storey Plan boasts 1441 sqft with Modern Touches throughout the home. Main floor features Living Area, Kitchen with Granite Countertops and Brick Back Splash, Dining Area and half bath. Upstairs features Master Bedroom with 4 piece ensuite, his and her closets, 2 Bedrooms, Bathroom and Laundry!! Basement is currently undeveloped but room for a Fourth Bedroom, Family Area, Full Bath and Ample of Storage if desired. Stainless steel appliances included such as Fridge, Stove and dishwasher. OVERSIZED Parking pad located behind the home with alley access. REAR SOD INCLUDED!! High Efficiency Furnace, Energy Efficient Low-E Argon Windows, Energy Efficient Light Bulbs. Grande Prairie's Leading Builder for Over 30 Years. GST included in the price with rebate back to the builder. Builder has the Right to make Changes and Only Details on Schedule 'A' can assure final build specifications.