

10402 134 Avenue  
Grande Prairie, Alberta

MLS # GP213905



**\$439,900**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,338 sq.ft.	<b>Age:</b>	2019 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Attached, Double		
<b>Driveway:</b>	Concrete, Double		

<b>Heating:</b>	Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Municipal
<b>Roof:</b>	Laminated Fiberglass Shingles	<b>Taxes:</b>	\$ 0
<b>Basement:</b>	Full	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Stone, Vinyl	<b>Lot Fee:</b>	-
<b>Land:</b>	Partial	<b>Maintenance Fee:</b>	-
<b>Features:</b>	Air Exchanger, Ceiling-Vaulted, Countertop(s)-Granite, 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 #1815 `Ballinger` NEW BUNGALOW PLAN WITH RV PARKING POTENTIAL. Main Floor features 2 Bedrooms, bathroom, kitchen, living area and main floor Laundry. Main floor has 9ft Vaulted ceilings doors are wheel chair accessible. Master Bedroom includes ensuite with Double Sinks, Accessible Shower and His and Hers Closets. Vinyl Plank Flooring throughout the home, kitchen has granite countertops, Island and walk-in closet. Basement is not developed however it has potential for two more bedrooms, bathroom, flex space and family room. FRONT SOD INCLUDED!!