

10402 130 Avenue
Grande Prairie, Alberta

MLS # A1031373



\$424,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,515 sq.ft.	Age:	2018 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Attached, Attached Garage, Double Garage, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, See Remarks		

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

Dirham Homes Job #1818 'Alderwood' Gorgeous Modified Bi-Level located on a corner lot, boasts 1515 sqft with fresh modernized touches throughout the home. Main floor features vaulted ceilings, living area with access to covered deck, dining area, kitchen, half bath, Master bedroom and ensuite. The kitchen is absolutely stunning with granite countertops, lots of cabinets, eat at island and pantry. Upstairs features the two bedrooms with Jack and Jill Bathroom, a flex area for toys! Basement is currently undeveloped but room for a bedroom, office/study, a family room, bathroom and lots of storage space. 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. Includes Front Sod!