

10409 134 Avenue
Grande Prairie, Alberta

MLS # A1031408



\$444,900

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| Division: | Arbour Hills | | |
| Type: | Residential/House | | |
| Style: | - | | |
| Size: | 1,467 sq.ft. | Age: | 2018 (2 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Attached, Attached Garage, Garage, Triple Garage | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | See Remarks | | |

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Tile, Vinyl

Sewer: Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Unfinished, Walk-Out

LLD: -

Exterior: Vinyl Siding

Zoning: RG

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home, 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 1827 `Lexus` NEW AND IMPROVED FAN FAVORITE!!! THIS MODIFIED BILEVEL BY DIRHAM HOMES IS SURE TO IMPRESS WITH AN EXTENDED FLOORPLAN, WALKOUT BASEMENT AND BEAUTIFUL VIEW OFF THE 15' DECK!!! 3 BEDROOM, 2 BATH. MASTER BEDROOM IS A SHOW STOPPER WITH LARGE WALKIN CLOSET AND UPGRADED AND WELL EQUIPPED ENSUITE WITH SOAKER TUB, DBL VANITY AND TILE!!! OPEN AND ENTERTAINING KITCHEN WITH CRAFTSMAN CABINETS, SOFT CLOSE, DRAWERS, LARGE EAT AT ISLAND! UPGRADED FLOORING THROUGH MAIN FLOOR WITH VAULTED CEILINGS AND LARGE WINDOWS MAKE THIS A LIGHT AND AIRY HOME! ARBOUR HILLS IS AN UP AND COMING PREMIER SUBDIVISION SURROUNDED BY LARGE HOMES, PARKS AND TRAILS AND CLOSE TO 3 SCHOOLS, NEW HOSPITAL AND AMENITIES!!! Grande Prairie's Leading Builder for over 30 Years. Changes may be made during construction and details on Schedule A only can assure Final Specifications. FRONT SOD INCLUDED!!