

13409 104A Street
Grande Prairie, Alberta

MLS # A1031424



\$434,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	-		
Size:	1,778 sq.ft.	Age:	2018 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Attached, Attached Garage, Double Garage, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Near Shopping Center, No Neighbours Behind, Street Lighting		

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:	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 #1812 'Hampton' This Stunning Two Storey Plan boasts 1778 sqft with fresh modernized touches throughout the home. Main floor features living area, dining area, kitchen, half bath with main floor laundry. The kitchen is absolutely stunning with granite countertops, lots of cabinets, eat at island and walk in pantry. Upstairs features the Master bedroom with walk in closet and 4 pc ensuite, 3 more bedrooms and main bath! Stainless Steel Appliances included, fridge, stove and dishwasher! FRONT 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.