

10401 130 Avenue
Grande Prairie, Alberta

MLS # A1031433



\$434,900

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|------------------|----------------------------------|---------------|------------------|
| Division: | Royal Oaks. | | |
| Type: | Residential/House | | |
| Style: | - | | |
| Size: | 1,633 sq.ft. | Age: | 2018 (2 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Attached, Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Corner Lot | | |

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding

Foundation: Concrete

Features: No Animal Home, No Smoking Home, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

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#1822 'Ellington' Stunning 2 Storey Home located on a corner lot in Royal Oaks, boasts 1633 sqft with fresh modernized touches throughout the home. Main floor features Main floor laundry, half bath, Great Room with fireplace feature, Kitchen and Dining area with access to the backyard. This Kitchen is absolutely gorgeous with quartz countertops, lots of cabinets, eat at island and pantry. Upstairs features two bedrooms, main bathroom and Master bedroom. Master Bedroom features his and her closets and a 5pc Ensuite. Basement is currently undeveloped but room for a bedroom, bathroom and Family Room. 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 change and Only Details on Schedule 'A' can assure final build specifications. Includes Front Sod