



13518 104A Street
Grande Prairie, Alberta

MLS # GP201000



\$599,800

Division:	Arbour Hills		
Type:	House		
Style:	2 Storey		
Size:	-	Age:	2018 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Possession:	Immediate		
Garage:	Yes		
Driveway:	Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	Municipal
Roof:	Asphalt Shingle	Taxes:	-
Basement:	Full	Condo Fee:	-
Exterior:	Stone, Vinyl	Lot Fee:	-
Land:	None	Maintenance Fee:	-
Features:	Deck, Ensuite, Laundry-Main Floor		

Inclusions: Fridge, Stove, Dishwasher, RPR, one year builders warranty, 10 year Alberta New Home Warranty, GDO+2 controls

Unique Home Concepts (JOB # 533) Jaylee 3 Plan. Entry door knocker, shiplap features throughout, custom mudroom bench & cubbies, thick craftsman headers over doorways & windows, built-in chunky maple shelving, open wine rack and big stone gas fireplace all bring the cozy "Welcome Home" feel inside too. Hand scraped hardwood spans through the open kitchen, living, & dining rooms and contrasts beautifully with the white shaker cabinets, light quartz throughout and the bright full wall of windows in the main living area that look onto the park & green space. Huge second level family room separates 3 moderate sized bedrooms, the kids bathroom and the laundry room from the Master Suite; which has a walk-in closet, ensuite with His & Her vanities, soaker tub & tile walk-in shower! A positively Unique, one-of-a-kind home with all of the features you could wish for - without the steep custom build pricing!