



13518 104A Street  
Grande Prairie, Alberta

MLS # GP207735



**\$584,800**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,396 sq.ft.	<b>Age:</b>	2018 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Possession:</b>	Immediate		
<b>Garage:</b>	Attached, Triple		
<b>Driveway:</b>	Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Municipal
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	-
<b>Basement:</b>	Full	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Stone, Vinyl	<b>Lot Fee:</b>	-
<b>Land:</b>	None	<b>Maintenance Fee:</b>	-
<b>Features:</b>	Deck, Ensuite, Fireplace - Gas, Laundry-Main Floor, Non-Smoking Home, Pet-Free Home		

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

Unique Home Concepts (JOB # 533) &ndash; &lsquo;Jaylee 3&rsquo; Plan. IMMEDIATE POSSESSION AVAILABLE. 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 &ldquo;Welcome Home&rdquo; 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 kid&rsquo;s bathroom and the laundry room from the Master Suite; which has a walk-in closet, ensuite with His & Her&rsquo;s 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!