



13502 104A Street
Grande Prairie, Alberta

MLS # GP207736



\$569,800

Division:	Arbour Hills		
Type:	House		
Style:	2 Storey		
Size:	2,112 sq.ft.	Age:	2019 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Possession:	Immediate		
Garage:	Attached, Triple		
Driveway:	Paved		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl

Land: None

Features: Ensuite, Fireplace - Gas, Laundry-Main Floor, Non-Smoking Home, Pet-Free Home, Sump

Water: -

Sewer: Municipal

Taxes: -

Condo Fee: -

Lot Fee: -

Maintenance Fee: -

Inclusions: Built in cooktop, Wall Oven, Wall Microwave, Dishwasher, Fridge, RPR, one year builders warranty, 10 year Alberta New Home Warranty, GDO+2 controls

UNIQUE HOME CONCEPTS (JOB #535) – IMMEDIATE POSSESSION AVAILABLE! Premium dark blue siding colour, shakes and board & batten accents, wood grain doors on triple garage, traditional brick, hanging exterior entry light, craftsman doors & prime location in Arbour Hills backing onto park…this customized “Peyton” plan is fabulous before you even get inside!! Warm colouring, dark fixtures, vintage bulbs, wood framed mirrors, custom display shelves, tray ceiling w/beams, shiplap features, gas fireplace w/chunky wood mantle to match hardwood flooring thru main living area, shaker cabinets w/heavy crown moulding…all these details come together for a perfectly cozy craftsman home! Second floor laundry. Lg master suite; big walk-in closet; ensuite w/double vanity, deep tub, tile shower. Kitchen boasts lg island, double pull-out waste bins, built-in cook top, canopy range hood, built-in wall microwave & oven, and there is quartz throughout. Shelves, bench, hooks AND closet in mudroom.