



13510 104A Street
Grande Prairie, Alberta

MLS # GP208585



\$585,800

Division:	Arbour Hills		
Type:	House		
Style:	2 Storey		
Size:	2,316 sq.ft.	Age:	2019 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Possession:	Negotiable		
Garage:	Attached, Triple		
Driveway:	Concrete, Triple		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	Municipal
Roof:	Asphalt Shingle	Taxes:	-
Basement:	Full	Condo Fee:	-
Exterior:	Brick, Vinyl	Lot Fee:	-
Land:	None	Maintenance Fee:	-
Features:	Countertop(s)-Quartz, Ensuite, Fireplace - Gas, Laundry-Main Floor, Non-Smoking Home, Pet-Free Home, Sump		

Inclusions: -

Unique Home Concepts & repeat recipient of New Home Buyer Choice Awards - "Monte Carlo" (Job# 534). DECK, SOD & FENCE INCLUDED IN PRICE! Located in Arbour Hills and backing onto a children's park this is the perfect family home. This outstanding 2,316 sq. ft. 2 storey home features a beautiful open concept living area with large windows & gas fireplace. Kitchen is elegant with large island, corner pantry and spacious dining room. Upstairs includes a huge bonus room above garage with an incredible laundry room, and 3 bedrooms including a gorgeous master suite with walk in closet plus ensuite includes his/hers sinks, soaker tub and separate walk in shower. Unfinished basement has so much potential for your growing family. Three car garage gives you plenty of space for your toys. Act soon to choose your paint & flooring.