



13510 104A Street
Grande Prairie, Alberta

MLS # GP213608

\$585,800



Division:	Arbour Hills		
Type:	House		
Style:	2 Storey		
Size:	2,316 sq.ft.	Age:	2019 (1 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:	Landscaped	Maintenance Fee:	-
Features:	Countertop(s)-Quartz, Deck, 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.