



10402 134 Avenue
Grande Prairie, Alberta

MLS # A1024774



\$434,900

| | | | |
|------------------|--|---------------|------------------|
| Division: | Arbour Hills | | |
| Type: | Residential/House | | |
| Style: | - | | |
| Size: | 1,338 sq.ft. | Age: | 2018 (2 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Attached, Attached Garage, Double Garage, Garage | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Corner Lot | | |

| | | | |
|--------------------|--|-------------------|-------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | Sewer |
| Roof: | Fiberglass | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, See Remarks | | |

Inclusions: Dirham Homes Warranty 1 Year, Alberta New Home Warranty 2 Year Supply and Distribution Systems, 5yr or 7 yr Building Envelope, 10 yr Structural, Real Property Report

Dirham Homes Job #1815 `Ballinger` NEW BUNGALOW PLAN WITH RV PARKING POTENTIAL. Main Floor features 2 Bedrooms, bathroom, kitchen, living area and main floor Laundry. Main floor has 9ft Vaulted ceilings doors are wheel chair accessible. Master Bedroom includes ensuite with Double Sinks, Accessible Shower and His and Hers Closets. Vinyl Plank Flooring throughout the home, kitchen has granite countertops, Island and walk-in closet. Basement is not developed however it has potential for two more bedrooms, bathroom, flex space and family room. Includes Fridge, Stove and Dishwasher!! FRONT SOD INCLUDED!!