

10410 134 Avenue  
Grande Prairie, Alberta

MLS # A2220235



**\$489,900**

|           |                               |        |                  |
|-----------|-------------------------------|--------|------------------|
| Division: | Arbour Hills                  |        |                  |
| Type:     | Residential/House             |        |                  |
| Style:    | Bungalow                      |        |                  |
| Size:     | 1,296 sq.ft.                  | Age:   | 2017 (8 yrs old) |
| Beds:     | 2                             | Baths: | 2                |
| Garage:   | Double Garage Attached        |        |                  |
| Lot Size: | 0.13 Acre                     |        |                  |
| Lot Feat: | Back Yard, Garden, Landscaped |        |                  |

|             |   |            |    |
|-------------|---|------------|----|
| Heating:    | Fireplace(s), Forced Air, Natural Gas                                       | Water:     | -  |
| Floors:     | Laminate, Tile  | Sewer:     | -  |
| Roof:       | Asphalt Shingle   | Condo Fee: | -  |
| Basement:   | Full, Unfinished  | LLD:       | -  |
| Exterior:   | Mixed   | Zoning:    | RG |
| Foundation: | Poured Concrete   | Utilities: | -  |
| Features:   | Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub |            |    |

Inclusions: Blinds will stay

Welcome to this meticulously maintained gem in Arbour Hills! This stunning bungalow offers the perfect blend of comfort and convenience for those seeking the ease of one-floor living. From the moment you step inside, you'll appreciate the thoughtful attention to detail that shines throughout. Whether it's the luxurious soaker tub in the master ensuite, the beautifully landscaped garden in the backyard, or the extensive walking trails surrounding the neighborhood, this home is designed to impress at every turn. Nestled in a prime location that seamlessly connects you to both nature and the community, this property truly has it all. Don't miss out on the opportunity to make this exceptional home your own!