

**13413 105 Street
Grande Prairie, Alberta**

MLS # A2247281



\$599,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,755 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Laminate Counters, Pantry, Quartz Counters, Separate Entrance		

Inclusions: N/A

Dirham Homes Job #2503 The Olivia 3 Car on pie shaped lot near trees and playground. This is one of Dirham Homes' most loved floor plan! It features an open main floor living/dining/kitchen area with electric fireplace, central island with seating, quartz counters, walk in pantry, built-in cabinet for microwave, and garden door. There is also a 2pc washroom on the main floor. Upstairs you will find a 2nd living space/bonus room as well as 2 bedrooms, full bathroom, laundry room, and the primary suite with walk in closet and gorgeous ensuite with free standing tub, separate tile & glass shower, and double vanity! This home is cozy, contemporary, and has all the 'must haves'. It also has a side door entry for possible future suite if you wanted to add one (subject to City approval).