

**13409 104B Street
Grande Prairie, Alberta****MLS # A2274755****\$409,900**

Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,447 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: GDO & 2 controls, heater in garage, slat wall hanging system in garage

This exceptional home is spotless, stylish, and truly feels better than new. Set in one of Grande Prairie's trendiest and fastest-growing neighborhoods, it offers a perfect blend of character and modern design. From the moment you arrive, the charming front veranda and eye-catching exterior set the tone. Step inside to a bright, welcoming main floor highlighted by 9' ceilings, and west-facing windows. The kitchen is a standout—complete with stainless steel appliances, modern counters, tile flooring, and a sleek backsplash. The adjoining dining area opens to a fully fenced and landscaped yard, complete with a recently built pressure-treated deck—ideal for entertaining or relaxing outdoors. The upper level features three comfortable bedrooms and a 4pc full bathroom. The primary suite includes a walk-in closet and its own private ensuite. The basement is currently undeveloped - left for the new owners to finish as they please. A major bonus is the 22' x 24' heated, fully finished garage with rear-alley access—perfect for vehicles, storage, or a workshop. Located in one of Grande Prairie's most desirable communities—with Trader Ridge amenities minutes away, and three schools within walking distance—this home truly has it all. Immaculate, updated, and ready for its next chapter!