

**13530 104A Street**  
**Grande Prairie, Alberta**

**MLS # A2162707**



**\$629,900**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,036 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

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

Dirham Homes Job# 2309 - 'The Redmond II' is an ABSOLUTE STUNNING 2 STOREY PLAN WITH A TRIPLE CAR GARAGE SITUATED ON A CORNER LOT IN ARBOUR HILLS!! This home features main floor laundry, a 2pc powder room, a living room with a fireplace, dining area with access to the backyard. The kitchen features a large extended countertop island which is great for eating meals, tons of cabinets, and a walk-in pantry!! Upstairs has bedrooms 2 / 3, 4pc main bath, the primary bedroom has a walk-in closet and 5pc ensuite, there is also a BONUS ROOM which is over the garage!! The basement is undeveloped, however; it does have room for a 4th bedroom, 4pc bathroom, and a family room area!! This home has upgraded finishes inside and out and creates a look you can appreciate!! This home is close to shopping and walking trails!! High Efficient Furnace, Energy Efficient Low-E-Argon Windows, Energy Efficient Light Bulbs. Grande Prairie's Leading Building for Over 30 Years. GST is included in the price with the rebate back to the builder. The builder has the RIGHT to make Changes and ONLY details on Schedule A to guarantee final build specifications. THIS IS A DEFINITE MUST SEE!!