13310 106 Street
Grande Prairie, Alberta

MLS # A2164150

$559,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,000 sq.ft.	**Age:**	2024 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	-

Features: Double Vanity, High Ceilings, 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# 2313 - 'The Redmond II' is ABSOLUTELY STUNNING TWO STOREY PLAN WITH A DOUBLE CAR GARAGE LOCATED IN THE NEW PHASE OF ARBOUR HILLS!! This home features main floor laundry, 2pc powder room, a living area with fireplace feature, a dining area with access to the backyard and the kitchen features a large eat at island, tons of cabinets, and a walk-in pantry!! Upstairs you will find 2 GOOD size bedrooms, 4pc main bath, the primary bedroom with a walk-in closet and 5pc ensuite, there is also a BONUS ROOM which is over the garage!! The basement is a walk-out and undeveloped, however; it does have room for a 4th bedroom, 4pc bath and family area!! This home has upgraded finishes inside/out and creates a look you can appreciate!! Close to schools, shopping, Bear Creek Golf Course 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. Builder has the RIGHT to make Changes and ONLY details on the Schedule A can assure final build specifications. THIS IS A DEFINITE MUST SEE!!