

**13306 106 Street
Grande Prairie, Alberta**

MLS # A2164535



\$544,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,587 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard		

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, Storage, 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# 2312 - 'The Madison'- One of Dirham's Newest Plans!! This Modified Bi-Level boasts 1587 sqft located in Arbour Hills! Open Concept Plan! The main floor features high ceilings, tons of windows to let all that natural light in, 2 Good Size Bedrooms, and 4pc bathroom! You will also find on the main floor the Kitchen which features a LARGE Eat at Island, tons of cabinets, and a pantry. The Dining area has access to the back yard and the Living area has a fireplace feature as well! The Primary bedroom is located above the DOUBLE CAR GARAGE featuring a walk-in closet and a 5pc Ensuite! The basement has a walk-out and is not developed however; it has room for a 4th Bedroom, 4pc Bathroom, Laundry Room, tons of storage, and a large family area! This home is close to schools, shopping, walking trails, and more! THIS IS A DEFINITE MUST SEE!! Book your Private showing today!