

**13302 106 Street**  
**Grande Prairie, Alberta**

**MLS # A2168530**



**\$534,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Arbour Hills           |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | Modified Bi-Level      |               |                  |
| <b>Size:</b>     | 1,535 sq.ft.           | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.12 Acre              |               |                  |
| <b>Lot Feat:</b> | Corner Lot, Greenbelt  |               |                  |

**Heating:** Forced Air

**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:** No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks

**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 #2311 - The Lexus III - Walkout Basement - Experience modern living in this BRAND NEW modified bi-level home located on a corner lot in Arbour Hills, thoughtfully designed to maximize space and comfort. This beautiful home features 3 bedrooms, 2 bathrooms, and a unique layout with the primary bedroom privately located above the garage for added privacy and luxury. The open-concept main floor is perfect for family living and entertaining, featuring a bright living area, a stylish kitchen with modern finishes, and a spacious dining area. Two additional bedrooms and a full bathroom complete the main level, providing plenty of room for family or guests. The primary bedroom offers a peaceful retreat with a walk-in closet and a luxurious ensuite bathroom, giving you the privacy and space you desire. The home also includes a walk-out basement, providing natural light and direct access to the backyard, perfect for future development or additional living space. This beautifully designed home offers both style and functionality, perfect for families looking for a comfortable and modern living space. Don't miss your chance to call this exceptional property home!