

\$549,900 - 13306 106 Street, Grande Prairie

MLS® #A2168509

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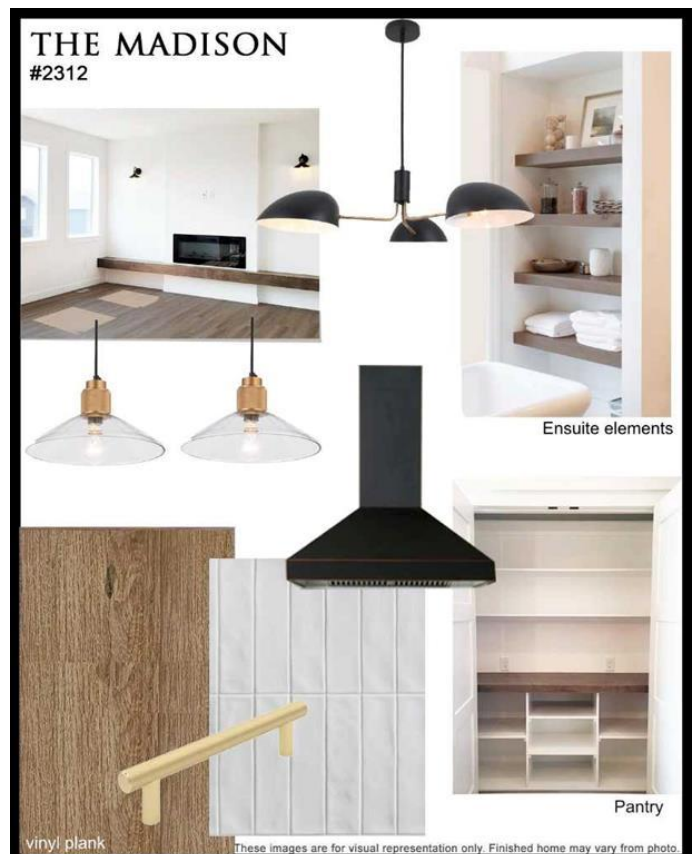
3 Bedroom, 2.00 Bathroom, 1,587 sqft
Residential on 0.10 Acres

Arbour Hills, Grande Prairie, Alberta

Dirham Homes Job #2312 - The Madison - Walkout Basement - Welcome to this beautifully designed brand new modified bi-level home, offering modern style and functional living spaces. Featuring 3 bedrooms and 2 bathrooms, this home is perfect for families looking for comfort and convenience. The standout feature of this home is the primary bedroom, privately located above the garage, offering a spacious retreat complete with a walk-in closet and a luxurious ensuite bathroom. The main floor boasts a bright and airy open concept living space, perfect for both daily living and entertaining. The kitchen is outfitted with beautiful cabinetry, quartz countertops, a pantry with appliance shelf, a bar area with floating shelves and bsr fridge space, and a large central island with eating bar, making it the heart of the home. Two good sized bedrooms and a full bathroom complete the main floor layout. Adding even more space, this home includes a walk-out basement, offering endless potential for future development or additional living space, with direct access to the backyard for seamless indoor-outdoor living. This beautifully crafted home is ideal for those seeking an open design with practical features. Don't miss your chance to make it yours!

Built in 2024

Essential Information



MLS® #	A2168509
Price	\$549,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,587
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	13306 106 Street
Subdivision	Arbour Hills
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0W5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Garage Control(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features None
Lot Description See Remarks
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed September 26th, 2024
Days on Market 206
Zoning RS

Listing Details

Listing Office RE/MAX Grande Prairie



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