# \$489,900 - 10434 133 Avenue, Grande Prairie

MLS® #A2207988

#### \$489,900

4 Bedroom, 3.00 Bathroom, 1,316 sqft Residential on 0.08 Acres

Arbour Hills, Grande Prairie, Alberta

Dirham Homes Job #2402 B - The Oxford -Welcome to this beautifully designed, fully developed Oxford duplex in Arbour Hills, offering modern living with income potential! This brand new home features a spacious main level with an open-concept layout perfect for family living. The stylish kitchen boasts contemporary finishes, ample cabinetry, and a large island, flowing seamlessly into the bright living and dining areas. Upstairs hosts a primary bedroom complete with 3pc ensuite and closet, two good sized bedrooms, a full bathroom and laundry! Downstairs, the legal basement suite is fully finished with 1 bedroom, 1 bathroom, a private entrance, laundry and a full kitchen, making it an excellent mortgage helper or rental opportunity. Book your showing today!



The Oxford II Duplex Unit with basement suite 1,337 s.f./ 1,316 s.f. second floor 747 s.f./ 726 s.f.







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Built in 2025

### **Essential Information**

| MLS® #         | A2207988    |
|----------------|-------------|
| Price          | \$489,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,316       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Туре           | Residential |

| Sub-Type | Semi Detached          |
|----------|------------------------|
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

# **Community Information**

| Address     | 10434 133 Avenue |
|-------------|------------------|
| Subdivision | Arbour Hills     |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V 6J7          |

## Amenities

| Parking Spaces | 2                      |
|----------------|------------------------|
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,<br>See Remarks |
|-------------------|---|
| Appliances        | Garage Control(s), None   |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite   |

## Exterior

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

# **Additional Information**

| Date Listed    | April 2nd, 2025 |
|----------------|-----------------|
| Days on Market | 4               |

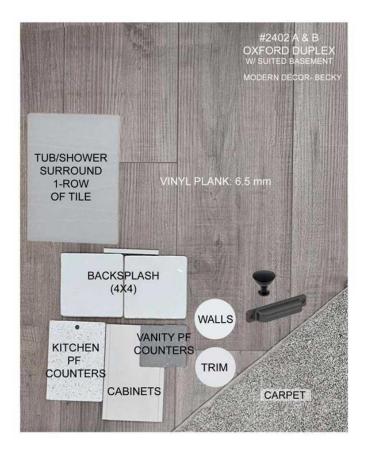
Zoning

RG

#### **Listing Details**

Listing Office

RE/MAX Grande Prairie



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