



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

**MLS # A2163586**



**\$529,900**

<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>	Back Yard		

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

**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 - Modified Bi-level WALKOUT BASEMENT backing onto green belt and is located in ARBOUR HILLS!! This home has a living room with a fireplace, and a dining area with access to the backyard. The kitchen features a large extended countertop island which is great for eating meals, tons of cabinets, Quartz countertops, and a walk-in pantry!! Bedrooms 2 / 3, 4pc main bath complete the main floor. Vinyl Plank flooring through-out the main floor!!! The primary bedroom has a walk-in closet and 5pc ensuite with tiled floors and is located above the garage. The basement is undeveloped and a walk-out, however; it does have room for a 4th bedroom, 4pc bathroom, and a family room area!! This home has upgraded finishes inside and out and creates a look you can appreciate!! This home is close to shopping 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. The builder has the RIGHT to make Changes and ONLY details on Schedule A to guarantee final build specifications. THIS IS A DEFINITE MUST SEE!!