

13306 106 Street Grande Prairie, Alberta

Forced Air

Asphalt Shingle

Full, Unfinished

Poured Concrete

Vinyl Siding

Carpet, Tile, Vinyl Plank

Heating:

Floors:

Roof:

Basement:

Foundation:

Exterior:

MLS # A2168509



\$549,900

Division:	Arbour Hills			
Туре:	Residential/House			
Style:	Modified Bi-Level			
Size:	1,587 sq.ft.	Age:	2024 (1 yrs old)	
Beds:	3	Baths:	2	
Garage:	Double Garage Attached			
Lot Size:	0.10 Acre			
Lot Feat:	See Remarks			
	Water:	-		
	Sewer:	-		
	Condo Fee	: -		
	LLD:	-		
	Zoning:	RS		
	Utilities:	-		

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: Alberta New Home Warranty, 1 year Dirham Homes Warranty

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 and open design with practical features. Don't miss your chance to make it yours!