13530 104A Street
Grande Prairie, Alberta

MLS # A2168805

$599,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,036 sq.ft.	**Age:**	2024 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-

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

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 #2309 - The Redmond ll - This gorgeous BRAND NEW 3 bedroom, 2.5 bathroom home with a triple car garage offers the perfect blend of modern design and peaceful living. Nestled in a quiet cul-de-sac & backing onto trees, this home is ideal for those seeking tranquility. As you step inside, you'll be greeted by an open floor plan that creates a seamless flow between the kitchen, dining, and living areas, perfect for entertaining or spending quality time with family. Large windows fill the space with natural light, offering beautiful views of the green space behind the property. Each of the three spacious bedrooms provides a comfortable retreat, with the primary bedroom featuring a luxurious 5 piece ensuite bathroom. Additional features include a modern kitchen, stylish finishes throughout, laundry room, and a convenient half-bathroom on the main floor. Above the garage is a BONUS ROOM! Outside, enjoy the serene backyard that opens onto lush green space – perfect for morning coffee, outdoor play, or peaceful evening relaxation. Don't miss your chance to own this exceptional property in a sought-after location!