HOME ✦ TEAM

13401 104A Street
Grande Prairie, Alberta

MLS # A2162816

$599,900

Division:	Arbour Hills
Type:	Residential/House
Style:	2 Storey
Size:	1,885 sq.ft.
Age:	2024 (0 yrs old)
Beds:	3
Baths:	2 full / 1 half
Garage:	Triple Garage Attached
Lot Size:	0.09 Acre
Lot Feat:	Back Yard, Front Yard

Heating:	Fireplace(s), Forced Air, Natural Gas	**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: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, 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# 2310 - 'The Wexford' -3 CAR GARAGE WITH PRIVACY TO THE REAR OF THE HOME - ONE OF DIRHAM HOMES NEWEST PLANS!! This Stunning 2 storey home boasts 1885 sqft with modern finishes throughout and is located in Arbour Hills!! When you enter this home you will find a welcoming entry, 2 pc powder room, main floor laundry, there is access to the Triple Car Garage. The Kitchen has a walk-in pantry, a large Island with sit up eating bar, dining area with bevvy fridge and server and access to the backyard. The living room with a Fireplace feature!! As you go upstairs you will find a large family area/ bonus room, 2 / 3 bedrooms, 4 pc main bathroom. The primary bedroom features a walk-in closet and a 5pc Ensuite!! The basement is not developed however it does have room for a 4th bedroom, 4pc bathroom, and a large family area!! 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. Builder has the RIGHT to make Changes and ONLY details on Schedule A to guarantee final build specifications. THIS IS A DEFINITE MUST SEE!! Directions: