

13306 106 Street  
Grande Prairie, Alberta

MLS # A2164535



## \$544,900

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,587 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front 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>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, 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# 2312 - 'The Madison'- One of Dirham's Newest Plans!! This Modified Bi-Level boasts 1587 sqft located in Arbour Hills! Open Concept Plan! The main floor features high ceilings, tons of windows to let all that natural light in, 2 Good Size Bedrooms, and 4pc bathroom! You will also find on the main floor the Kitchen which features a LARGE Eat at Island, tons of cabinets, and a pantry. The Dining area has access to the back yard and the Living area has a fireplace feature as well! The Primary bedroom is located above the DOUBLE CAR GARAGE featuring a walk-in closet and a 5pc Ensuite! The basement has a walk-out and is not developed however; it has room for a 4th Bedroom, 4pc Bathroom, Laundry Room, tons of storage, and a large family area! This home is close to schools, shopping, walking trails, and more! THIS IS A DEFINITE MUST SEE!! Book your Private showing today!