

13442 104a Street  
Grande Prairie, Alberta

MLS # A2110535



\$419,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,654 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot, Corner Lot, No Neighbours Behind, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-

**Features:** Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Stone Counters, Storage, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** fridge, stove, dishwasher, washer, dryer, all window coverings

GREAT START HOME with Detached GARAGE! Live in OPLULENCE on the HILL at ARBOUR HILLS! LIKE NEW! This FANTATSIC 1654SQFT 2 Story home WILL make a GREAT STARTER home for anyone in looking in this price range! The TRENDING new interior is a WOWER! The OPEN CONCEPT with 9ft ceilings makes you feel like a GAIANT! Do you want to feel like a GAIANT? YES! you do! The main floor features a abundant of cabinets in the kitchen with STONE countertops and a corner walk in pantry! with stainless steel appliances and black/metal backsplashes! The island is HUGE! with lots of room for prepping or just hosting this CHRISTMAS! The dining is fit for a LARGE table and off the dining is a little POWDER ROOM and rear entry/exit. Upstairs you will find 3 LARGE bedrooms! The Master bedroom with a GREAT ENSUITE! Love the colors in this home! You will too! Basement is undeveloped ready for your vision! The yard is a LARGE CORNER LOT! with rear parking GARAGE! The Park is right across the road along with all the WALKING TRAILS that ARBOUR HILLS has to offer! Shopping is just down the road in TRADER RIDGE and the schools are very close just located across the road in ROYAL OAKS! Live in OPLULENCE on the HILL at ARBOUR HILLS! Notable features - Remaining 10 year Alberta New Home Warranty, High Efficient Furnace, All MDF Shelving, Gas Fire Place with Stonework, Hot Water On Demand, Rear Deck, Super Clean Home!