\$549,900 - 13306 106 Street, Grande Prairie

MLS® #A2168509

\$549,900

3 Bedroom, 2.00 Bathroom, 1,587 sqft Residential on 0.10 Acres

Arbour Hills, Grande Prairie, Alberta

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!





Built in 2024

Essential Information

MLS® # A2168509 Price \$549,900

Bedrooms 3
Bathrooms 2.00

Full Baths 2

Square Footage 1,587 Acres 0.10 Year Built 2024

Type Residential Sub-Type Detached

Style Modified Bi-Level

Status Active

Community Information

Address 13306 106 Street

Subdivision Arbour Hills
City Grande Prairie

County Grande Prairie

Province Alberta
Postal Code T8X 0W5

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In

Closet(s)

Appliances Garage Control(s)

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed September 26th, 2024

Days on Market 205 Zoning RS

Listing Details

Listing Office RE/MAX Grande Prairie



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