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13306 106 Street **Grande Prairie, Alberta**

Forced Air

Carpet, Tile, Vinyl Plank

Heating:

Floors:

Roof:

MLS # A2168509



\$549,900

Division:	Arbour Hills		
Туре:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,587 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	See Remarks		
	Water:	-	
	Sewer:	-	
	Condo Fee	-	
	LLD:	-	
	Zoning:	RS	
	Utilities:	-	

Asphalt Shingle **Basement:** Full, Unfinished Exterior: Vinyl Siding Foundation: Poured Concrete Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: Alberta New Home Warranty, 1 year Dirham Homes Warranty

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!