

13314 105 Street  
Grande Prairie, Alberta

MLS # A2307101



**\$599,900**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,831 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Dirham Homes Job #2529 - The Olivia with WALK OUT BASEMENT! Step into luxury with this stunning brand new 2 storey home, featuring 4 spacious bedrooms, 2.5 bathrooms, and a thoughtfully designed layout that blends style and functionality. The main floor boasts an open concept living space, perfect for family gatherings or entertaining. The modern kitchen features sleek quartz countertops, ample storage with a walk in pantry, and lovely two toned cabinetry flowing seamlessly into the bright dining and living areas complete with a feature fireplace. A convenient half bath on the main floor adds extra comfort for guests. Upstairs, you'll find all FOUR bedrooms, including a primary with luxurious 5pc ensuite bathroom. A flex room offers additional space for a media room, home office, or play area—providing endless possibilities for use. The upstairs laundry makes everyday chores easy and convenient, with all bedrooms and living spaces thoughtfully placed on one level. This home offers modern living with all the features you need for comfort and style. Located in Arbour Hills, you are close to schools, shopping and other amenities. Make this incredible new home yours today!