

**13205 105 Street**  
**Grande Prairie, Alberta**

**MLS # A2307279**



**\$613,000**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,060 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	City Lot, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this custom-built two-storey home in the desirable community of Arbour Hills, where thoughtful design, timeless finishes, and functionality come together. This beautifully maintained home offers the perfect blend of comfort, style, and space, with modern upgrades throughout. As you enter, you are welcomed by high ceilings and an open-concept layout that creates a bright and inviting atmosphere. The main floor features a spacious living room with a modern electric fireplace, flowing seamlessly into a bright kitchen complete with a large centre island, quartz countertops, built-in sink, soft-close cabinetry, and a walk-in pantry. The main floor also includes a bedroom with its own 3-piece ensuite and closet for , making it ideal for guests or extended family. A convenient 2-piece bathroom for guests completes the main level. Upstairs, the primary suite offers a private retreat, featuring its own private balcony—perfect for enjoying your morning coffee or relaxing in the evening. The spa-inspired ensuite includes a tiled shower, soaker tub, dual sinks, a smart toilet, and a spacious walk-in closet. The upper level also features a bonus living area with access to the front balcony, along with two additional bedrooms and another full bathroom, also equipped with a smart toilet, offering comfort and flexibility for families. The fully developed basement provides additional living space with a large family room, a den that can be used as a home office or gym, a spacious bedroom, and a full bathroom. There is also plenty of storage space throughout the home. Every inch of this home has been carefully designed and well maintained by the current owners. Book your private showing today — your dream home awaits.