Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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13522 104A Street
Grande Prairie, Alberta

MLS # A2352007

$784,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,429 sq.ft.	**Age:**	2018 (8 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neigh		

Heating:	Central	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Crown Molding, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: A/C x 2 , Gazebo

Some homes are impressive, but very few offer a setting quite like this! Nestled in the desirable Arbour Hills neighbourhood, this stunning custom-built home offers over 2,400 sq ft above grade and backs directly onto a beautiful creek, park, and walking trails, with no rear neighbours and a level of privacy that's incredibly hard to find. Situated on a massive pie-shaped lot surrounded by mature trees and professionally finished landscaping, this property offers the perfect combination of luxury, space, and location. Step inside and you'll immediately appreciate the attention to detail, quality craftsmanship, and thoughtful design throughout. The spacious main floor is filled with natural light from oversized windows and features a beautiful fireplace feature wall, along with an impressive kitchen complete with granite countertops, a large island, ample cabinetry, and a pantry. Upstairs, the thoughtfully designed layout offers three spacious bedrooms, convenient upper-floor laundry, and a generous bonus room that provides the perfect additional living space for relaxing, entertaining, or family movie nights. The primary suite is truly something special, designed to feel like a private retreat with a spacious walk-in closet and a luxurious ensuite complete with dual vanities, a soaker tub, tiled shower, heated tile flooring, and a stunning double-sided fireplace shared with the bedroom. The fully developed basement adds even more versatility with a fourth bedroom, full bathroom with heated tile floors, a den, and a flexible space ideal for a home gym, office, or entertainment area. Additional highlights include a triple heated garage, two A/C units, custom feature walls, and beautiful finishing touches throughout that make this home stand apart from the rest. Outside, the expansive yard offers an incredible amount of space to relax, entertain, or simply enjoy the peaceful

surroundings, with direct access to greenspace and walking trails right beyond your backyard. With its exceptional location, high-end finishes, generous living space, and a setting that simply can't be recreated, this is a property that truly needs to be experienced in person. Book your private showing today!

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