

## 780-505-2159

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## 10645 133 Avenue Grande Prairie, Alberta

MLS # A2194523



\$589,900

Division:	Arbour Hills				
Type:	Residential/House				
Style:	2 Storey				
Size:	1,928 sq.ft.	Age:	2025 (0 yrs old)		
Beds:	3	Baths:	2 full / 1 half		
Garage:	Double Garage Attached				
Lot Size:	0.12 Acre				
Lot Feat:	See Remarks				

Forced Air	Water:	-
Carpet, Tile, Vinyl Plank	Sewer:	-
Asphalt Shingle	Condo Fee:	-
Full	LLD:	-
Vinyl Siding	Zoning:	RS
Poured Concrete	Utilities:	-
	Carpet, Tile, Vinyl Plank Asphalt Shingle Full	Carpet, Tile, Vinyl Plank  Asphalt Shingle  Full  Vinyl Siding  Sewer:  Condo Fee:  LLD:  Zoning:

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)

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

Dirham Homes Job #2409 - The Redmond II - Welcome to this beautifully crafted BRAND NEW 2-storey home, offering the perfect balance of style and functionality. With 3 spacious bedrooms and 2.5 bathrooms, this home is designed to meet all your modern living needs. The main floor features an inviting open concept design, perfect for entertaining or relaxing with family. The kitchen boasts sleek cabinetry with high-end finishes, quartz counters, central island with eating bar, and a walk in pantry, while the adjoining living and dining areas are filled with natural light. You'll also appreciate the convenience of a half bath and main floor laundry, making daily tasks a breeze. Upstairs, the primary bedroom is a private retreat with a large closet and 5pc ensuite bathroom, while the two additional bedrooms offer plenty of space for family or guests with a full bathroom. A BONUS ROOM above the garage completes the home. The double garage provides ample parking and storage, and the home's great location offers easy access to schools, parks, shopping, and more. Your unfinished basement has ample room for a 4th bedroom, a bathroom plus spacious family room. This home has everything you need for comfortable, modern living. Don't miss your chance to call it yours!