

**13413 104B Street**  
**Grande Prairie, Alberta**

**MLS # A2169511**



**\$369,900**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,590 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Sump Pump(s)		

**Inclusions:** N/A

Welcome to this spacious 3-bedroom, 2-storey family home in the desirable community of Arbour Hills, Grande Prairie! This home boasts a detached 22x24 garage, enjoy the added privacy and accessibility with a paved lane at the rear of the lot.. The well-designed kitchen offers ample workspace and a dedicated dining area, perfect for family gatherings and meal prep. Main floor also offers large living room & 2pc. Bathroom. Upper level of the home is well arranged with two nice size additional bedrooms, plus a full 4pc. Bathroom. The primary bedroom features an ensuite and His & Her closets, providing convenience and extra storage. Located in the sought-after Arbour Hills, this home is close to schools, parks, and walking trails, making it ideal for families. With easy access to shopping, restaurants, and amenities, Arbour Hills offers both convenience and a sense of community. This home is well priced and will not be on the market long. Don't miss this opportunity to own a turn-key home in one of Grande Prairie's most vibrant neighborhoods!