

## 780-814-1126

tallon@tallonjebb.ca

## 10657 133 Avenue Grande Prairie, Alberta

MLS # A2188491



\$624,900

Division:	Arbour Hills			
Type:	Residential/House			
Style:	2 Storey			
Size:	1,800 sq.ft.	Age:	2024 (1 yrs old)	
Beds:	5	Baths:	3 full / 1 half	
Garage:	Double Garage Attached			
Lot Size:	0.12 Acre			
Lot Feat:	See Remarks			

Heating:	Forced Air	Water:	-	
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-	
Roof:	Asphalt Shingle	Condo Fee:	-	
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-	
Exterior:	Vinyl Siding	Zoning:	RS	
Foundation:	Poured Concrete	Utilities:	-	
Features:	Double Vanity, 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 # 2406 - The Branden II - New two storey floor plan with an exterior side door to the LEGAL SUITE. The main floor has an open floor plan, perfect for entertaining and everyday living. There is a walk through pantry from the garage entrance, and a 1/2 bath.. The kitchen offers modern finishes, central island, quartz countertops, and is open to the dining and living area with fireplace. Upstairs has 3 bedrooms, including a primary suite with a large walk-in closet and 5 pc luxurious ensuite bathroom. An additional bonus room offers versatility as a home office, playroom, or cozy family lounge. To make life even easier, enjoy the convenience of an upper level laundry room, saving you time and steps. BASEMENT SUITE offers 2 bedrooms, full bathroom, living and kitchen area. The basement suite will be developed once buyer's conditions are waived and will be 10-12 weeks to complete.