

13405 104A Street
Grande Prairie, Alberta

MLS # A2198455



\$509,000

Division:	Arbour Hills		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,414 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behi		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s)		

Inclusions: N/A

Absolutely outstanding fully developed Modified Bilevel located in the desirable subdivision of Arbor Hills offering parks, walking trails and close proximity to shopping and schools. You will notice the incredible curb appeal and modern design features as soon as you drive up to your new home. Generous size front foyer and coat closet greets you with tons of natural light, soft pallet laminate floors begins at the stairs and continues through the main living area. The front side living room is open to the kitchen and dining area and features a beautiful accent fireplace. Kitchen boasts quartz counters, tall cabinets, convenient island and a huge walk-in pantry. The adjacent dining area is a great gathering space and gives you an entrance door to backyard deck with expansive views to the east with no rear neighbor's. There is also 2 great size bedrooms and a full bathroom on the main floor. Enter into your private retreat primary bedroom on its own upper level, past the super handy main floor laundry. The primary bedroom is huge and features a walk-in closet, beautiful full bath with walk-in shower, dual sink vanity and presents loads of natural light. You will have nothing to add extra to this fully developed home and be able to immediately enjoy the huge family room, bedroom and a very nice full bath with tiled in tub and shower, down stairs will also give you a massive storage/utility room or change it to what other purposes you may require. You will be sure to find this home in like new condition and very well taken care of by its original owners, best not to wait to long to have a look at your next home.