

**13409 105 Street  
Grande Prairie, Alberta**

**MLS # A2251543**



**\$619,900**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,855 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Dirham Homes Job #2504 - The Wexford 3 Car Garage - Step into luxury with this beautiful brand new 2-storey home, offering modern elegance and practical design. Featuring 3 spacious bedrooms and 2.5 bathrooms, this home is perfect for families or those who love to entertain. The main floor boasts an open-concept layout, highlighted by a stylish kitchen perfect for entertaining. The adjoining living and dining areas are flooded with natural light, creating an inviting atmosphere for gatherings. Cozy up with an electric fireplace in the living room. A convenient half-bath on the main floor adds to the home's functionality. Upstairs, you'll find two generously sized bedrooms. Plus a primary bedroom complete with a walk-in closet and a private 5 pc ensuite bathroom. The additional bedrooms share a well appointed full bath. For car enthusiasts or those in need of extra storage, this home features a triple garage, providing plenty of space for vehicles, tools, and toys. Located in the desirable neighbourhood of Arbour Hills, this home is the perfect blend of comfort and style. Don't miss the opportunity to make it yours!