



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

**780-933-9938**  
pelchatsold@gmail.com

**10541 133 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2212136**

**\$579,900**



<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 #2510 - The Camden - A brand new home in the sought-after community of Arbour Hills, offering the perfect blend of style, space, and income potential. This thoughtfully designed build features a legal basement suite, each unit complete with its own single attached garage and in-suite laundry. The main unit offers 2 bedrooms and a full bathroom on the main floor, with the private primary suite tucked above the garage, featuring a walk-in closet and full ensuite. The open concept kitchen includes a central island and pantry, ideal for everyday living and entertaining. The basement suite features 2 bedrooms, a full bath, and a bright, open layout—perfect for tenants or extended family. This home is an exceptional opportunity in a growing, family-friendly neighbourhood. Book your showing&nbsp;today!