

Features:

## 10637 133 Avenue Grande Prairie, Alberta

MLS # A2194545



\$559,900

Division:	Arbour Hills			
Type:	Residential/House			
Style:	Modified Bi-Level			
Size:	1,587 sq.ft.	Age:	2025 (0 yrs old)	
Beds:	3	Baths:	2	
Garage:	Double Garage Attached			
Lot Size:	0.12 Acre			
Lot Feat:	See Remarks			

Forced Air	Water:	-
Carpet, Tile, Vinyl Plank	Sewer:	-
Asphalt Shingle	Condo Fee:	-
Full, Unfinished	LLD:	-
Vinyl Siding	Zoning:	RS
Poured Concrete	Utilities:	-
	Carpet, Tile, Vinyl Plank Asphalt Shingle Full, Unfinished Vinyl Siding	Carpet, Tile, Vinyl Plank  Asphalt Shingle  Full, Unfinished  Vinyl Siding  Sewer:  Condo Fee:  LLD:  Zoning:

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 #2411 - The Madison - Welcome to this beautifully designed brand new modified bi-level home, offering modern style and functional living spaces. Featuring 3 bedrooms and 2 bathrooms, this home is perfect for families looking for comfort and convenience. The standout feature of this home is the primary bedroom, privately located above the garage, offering a spacious retreat complete with a walk-in closet and a luxurious ensuite bathroom. The main floor boasts a bright and airy open concept living space, perfect for both daily living and entertaining. The kitchen is outfitted with beautiful cabinetry, quartz countertops, a pantry with appliance shelf, and a large central island with eating bar, making it the heart of the home. Two good sized bedrooms and a full bathroom complete the main floor layout. This beautifully crafted home is ideal for those seeking and open design with practical features. Don't miss your chance to make it yours!