

10418 133 Avenue  
Grande Prairie, Alberta

MLS # A2212915



**\$424,900**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | Arbour Hills                    |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 1,334 sq.ft.                    | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached          |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                       |               |                  |
| <b>Lot Feat:</b> | See Remarks                     |               |                  |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks |                   |    |

**Inclusions:** Alberta New Home Warranty, 1 year Dirham Homes Warranty

Dirham Homes Job #25-11B - The Oxford - Discover modern living in this brand new half duplex, a beautifully designed two storey home with a single attached garage located in Arbour Hills. Featuring beautiful contemporary finishes, the main floor boasts an open concept layout with a fireplace in the living room, a patio door off the dining room, a great kitchen with central island and corner pantry, and a convenient 2 piece bathroom. Upstairs, the primary suite offers a walk in closet and 3pc ensuite,. There are also two additional bedrooms, a full bathroom, and an upper level laundry room!. The undeveloped basement is a blank canvas, ready for your future plans. This is a great home for families, first time buyers, or investors&mdash;don&rsquo;t miss out on this fantastic opportunity!