

**13445 104A Street**  
**Grande Prairie, Alberta**

**MLS # A2229782**



**\$529,900**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,515 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

STUNNING FULLY DEVELOPED HOME IN ARBOUR HILLS!!! This home has 5 bedrooms and 3 1/2 bathrooms and is a modified bi-level plan with 1515 sq. ft of living space. Modern touches/designs and vaulted ceilings. The kitchen has granite countertops and quartz backsplash, white cabinets with a dark-stained island, and a bright dining area. The main level has a spacious living area with access to the covered deck. A luxurious primary bedroom with a 4-piece ensuite. Upstairs you will find bedrooms 2 & 3 with a Jack and Jill bathroom, providing ample space for a growing family. The basement boasts a beautiful living room, bedrooms 4 & 5, while providing plenty of storage space to meet your needs. This property features a high-efficiency furnace, energy-efficient low-E argon windows, CENTRAL AIR, and gas line to deck for BBQ with NO rear neighbors! Book your showing today!!