

\$509,000 - 13405 104a Street, Grande Prairie

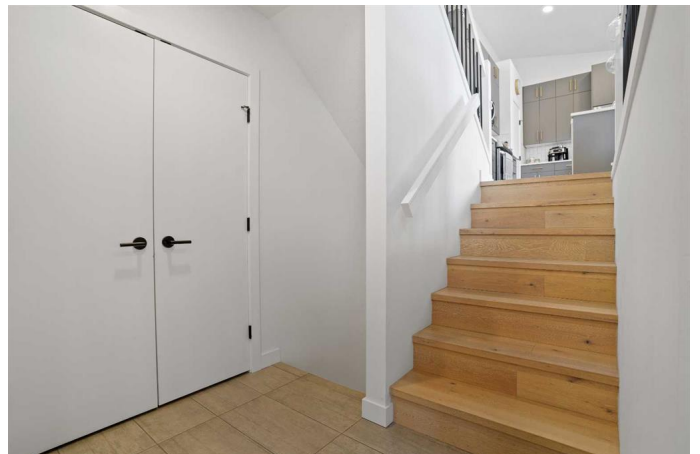
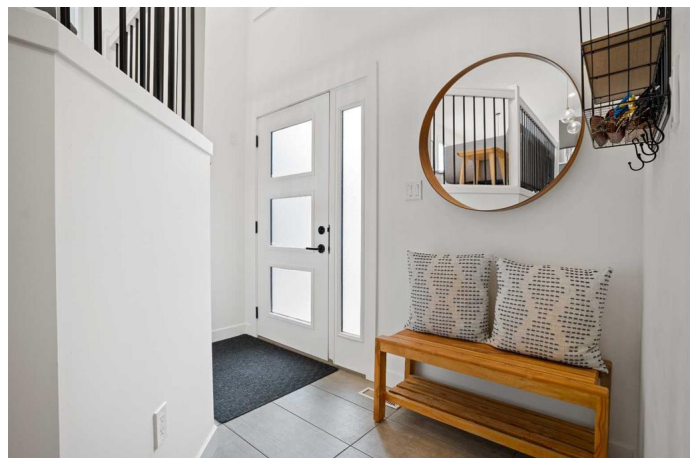
MLS® #A2198455

\$509,000

4 Bedroom, 3.00 Bathroom, 1,414 sqft
Residential on 0.11 Acres

Arbour Hills, Grande Prairie, Alberta

Absolutely outstanding fully developed Modified Bilevel located in the desirable subdivision of Arbor Hills offering parks, walking trails and close proximity to shopping and schools. You will notice the incredible curb appeal and modern design features as soon as you drive up to your new home. Generous size front foyer and coat closet greets you with tons of natural light, soft pallet laminate floors begins at the stairs and continues through the main living area. The front side living room is open to the kitchen and dining area and features a beautiful accent fireplace. Kitchen boasts quartz counters, tall cabinets, convenient island and a huge walk-in pantry. The adjacent dining area is a great gathering space and gives you an entrance door to backyard deck with expansive views to the east with no rear neighbor's. There is also 2 great size bedrooms and a full bathroom on the main floor. Enter into your private retreat primary bedroom on its own upper level, past the super handy main floor laundry. The primary bedroom is huge and features a walk-in closet, beautiful full bath with walk-in shower, dual sink vanity and presents loads of natural light. You will have nothing to add extra to this fully developed home and be able to immediately enjoy the huge family room, bedroom and a very nice full bath with tiled in tub and shower, down stairs will also give you a massive storage/utility room or change it to what other purposes you may require. You will be sure to find this home in like new condition



and very well taken care of by its original owners, best not to wait to long to have a look at your next home.

Built in 2018

Essential Information

MLS® #	A2198455
Price	\$509,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,414
Acres	0.11
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	13405 104a Street
Subdivision	Arbour Hills
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6K8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 3rd, 2025
Days on Market	9
Zoning	RG

Listing Details

Listing Office	Royal LePage - The Realty Group
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