# \$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 11

Zoning RG

# **Listing Details**

Listing Office Royal LePage - The Realty Group

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