

# \$599,900 - 10402 135 Avenue, Grande Prairie

MLS® #A2204987

**\$599,900**

5 Bedroom, 4.00 Bathroom, 1,762 sqft  
Residential on 0.14 Acres

Arbour Hills, Grande Prairie, Alberta

Welcome to this stunning FULLY FINISHED 1762 sq. ft. 2-storey in the vibrant neighbourhood of Arbour Hills. In an UNBEATABLE LOCATION with NO REAR NEIGHBOURS, this home sits RIGHT NEXT TO A PLAYGROUND/PARK, and backs onto serene tree-lined paved walking trails. A spacious tiled entryway welcomes you to the main floor that flows effortlessly into a charming office/den through elegant French doors and laundry room with handy built-in cabinets and direct access to the garage. The heart of the home is the kitchen, where light-toned cabinetry, granite countertops, a fully tiled backsplash, walk-in pantry, and high-end appliances, (including a gas stove) come together to create a space that's as functional as it is beautiful. An island with bar seating makes it perfect for entertaining. Adjacent dining area opens onto the rear deck, equipped with a gas line for easy summer BBQs. The living room offers warmth and elegance with its cozy gas fireplace, soaring ceilings, and an eye-catching open staircase that leads to the 2nd floor and the luxurious primary suite, featuring a spacious walk-in closet and a spa-like 5-piece ensuite with a dbl vanity, corner soaker tub, and tiled shower. Two additional generously sized bedrooms and a full 4-piece bath complete the upper level. The fully developed basement adds even more living space, offering a large family room, a 4-piece bathroom, a bedroom, and a versatile bonus room that can easily serve as



a 5th bedroom or flex space. The heated, triple-attached garage with floor drain, is mudded, and taped â€”perfect for keeping things tidy year-round. With top-tier upgrades such as a high-efficiency furnace, energy-efficient Low-E Argon windows, hot water on demand, and AIR CONDITIONING, this home truly stands out. Move-in ready and offering unparalleled comfort, elegance, and convenienceâ€”this is the one youâ€™ve been waiting for!

Built in 2016

### Essential Information

MLS® #	A2204987
Price	\$599,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,762
Acres	0.14
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	10402 135 Avenue
Subdivision	Arbour Hills
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6K9

### Amenities

Parking Spaces	6
Parking	Concrete Driveway, Heated Garage, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 24th, 2025
Days on Market	12
Zoning	RG

### Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.