

# \$569,900 - 13310 106 Street, Grande Prairie

MLS® #A2168294

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,928 sqft  
Residential on 0.10 Acres

Arbour Hills, Grande Prairie, Alberta

Dirham Homes Job # 2313 - The Redmond II with Walkout Basement - Welcome to this beautifully crafted BRAND NEW 2-storey home, offering the perfect balance of style and functionality. With 3 spacious bedrooms and 2.5 bathrooms, this home is designed to meet all your modern living needs. The main floor features an inviting open concept design, perfect for entertaining or relaxing with family. The kitchen boasts sleek cabinetry with high-end finishes, quartz counters, central island with eating bar, and a walk in pantry, while the adjoining living and dining areas are filled with natural light. You'll also appreciate the convenience of a half bath and main floor laundry, making daily tasks a breeze. Upstairs, the primary bedroom is a private retreat with a large closet and 5pc ensuite bathroom, while the two additional bedrooms offer plenty of space for family or guests with a full bathroom. A BONUS ROOM above the garage completes the home. The double garage provides ample parking and storage, and the home's great location offers easy access to schools, parks, shopping, and more. Your unfinished basement is a walkout and has ample room for a 4th bedroom, a bathroom plus spacious family room. This home has everything you need for comfortable, modern living. Don't miss your chance to call it yours!

Built in 2024

## Essential Information



The REDMOND II  
2,000 sq. ft.

main floor | 899 sq. ft.

second floor | 1,101 sq. ft.



**DIRHAM HOMES**  
BUILDING DREAMS

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Front Elevation

MLS® #	A2168294
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,928
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	13310 106 Street
Subdivision	Arbour Hills
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0W4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

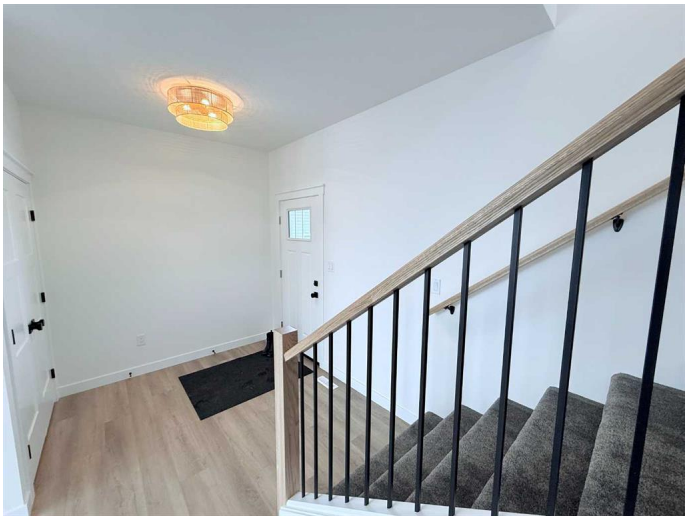
Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 25th, 2024
Days on Market	266
Zoning	RG

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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