

# \$424,900 - 10422 133 Avenue, Grande Prairie

MLS® #A2212911

**\$424,900**

3 Bedroom, 2.00 Bathroom, 1,355 sqft  
Residential on 0.08 Acres

Arbour Hills, Grande Prairie, Alberta

Dirham Homes Job #25-11A - The Oxford - Discover modern living in this brand new half duplex, a beautifully designed two storey home with a single attached garage located in Arbour Hills. Featuring beautiful contemporary finishes, the main floor boasts an open concept layout with a fireplace in the living room, a patio door off the dining room, a great kitchen with central island and corner pantry, and a convenient 2 piece bathroom. Upstairs, the primary suite offers a walk in closet and 3pc ensuite,. There are also two additional bedrooms, a full bathroom, and an upper level laundry room!. The undeveloped basement is a blank canvas, ready for your future plans. This is a great home for families, first time buyers, or investorsâ€™ donâ€™t miss out on this fantastic opportunity! \*Note - all photos are sample photos of previously completed Oxford plan.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2212911  |
| Price          | \$424,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,355     |
| Acres          | 0.08      |



The Oxford II Duplex Unit  
1,355 s.f.

Kim Lissoway  
April 24 2025

main floor | 608 s.f.

second floor | 747 s.f.



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THIS PLAN IS AN ILLUSTRATION AND MAY VARY FROM THE ACTUAL CONSTRUCTION DRAWINGS. DETAILS OF ACTUAL HOUSE TO BE CONFIRMED WITH SCHEDULE A'S, CLIENT REPRESENTATIVE, AND FOUNDATION SPECIALTIES.



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10422 133 Avenue |
| Subdivision | Arbour Hills     |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V 6J7          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks |
| 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            | April 24th, 2025      |
| Days on Market         | 11                    |
| Zoning                 | RG                    |
| <b>Listing Details</b> |                       |
| Listing Office         | RE/MAX Grande Prairie |



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