

# \$529,900 - 13445 104a Street, Grande Prairie

MLS® #A2229782

## \$529,900

5 Bedroom, 4.00 Bathroom, 1,515 sqft  
Residential on 0.10 Acres

Arbour Hills, Grande Prairie, Alberta

STUNNING FULLY DEVELOPED HOME IN ARBOUR HILLS!!! This home has 5 bedrooms and 3 1/2 bathrooms and is a modified bi-level plan with 1515 sq. ft of living space. Modern touches/designs and vaulted ceilings. The kitchen has granite countertops and quartz backsplash, white cabinets with a dark-stained island, and a bright dining area. The main level has a spacious living area with access to the covered deck. A luxurious primary bedroom with a 4-piece ensuite. Upstairs you will find bedrooms 2 & 3 with a Jack and Jill bathroom, providing ample space for a growing family. The basement boasts a beautiful living room, bedrooms 4 & 5, while providing plenty of storage space to meet your needs. This property features a high-efficiency furnace, energy-efficient low-E argon windows, CENTRAL AIR, and gas line to deck for BBQ with NO rear neighbors! Book your showing today!!

Built in 2018

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2229782  |
| Price          | \$529,900 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,515     |



|            |                   |
|------------|-------------------|
| Acres      | 0.10              |
| Year Built | 2018              |
| Type       | Residential       |
| Sub-Type   | Detached          |
| Style      | Modified Bi-Level |
| Status     | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13445 104a Street |
| Subdivision | Arbour Hills      |
| City        | Grande Prairie    |
| County      | Grande Prairie    |
| Province    | Alberta           |
| Postal Code | T8V 6K9           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Kitchen Island                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | High Efficiency                                         |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Playground                  |
| Lot Description   | Back Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle             |
| Construction      | Concrete                    |
| Foundation        | Poured Concrete             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 6               |
| Zoning         | RG              |

**Listing Details**

Listing Office                RE/MAX Grande Prairie

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