

# \$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

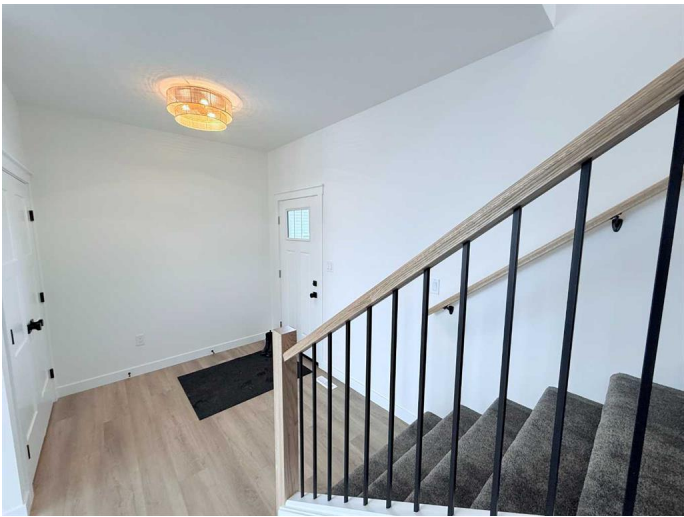
|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | None  |
| Heating           | Forced Air  |
| Cooling           | 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 | 254                  |
| Zoning         | RG                   |



**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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