

# \$449,900 - 13405 104b Street, Grande Prairie

MLS® #A2220403

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,366 sqft

Residential on 0.08 Acres

Arbour Hills, Grande Prairie, Alberta

Built in 2017 In The Beautiful Neighborhood of Arbour Hills sits this BEAUTIFUL AND METICULOUS Modern 2 Story Home, it boasts 3 Bed 2.5 Baths. Situated in one of the best locations in Grande Prairie, on a clear day you can see the snow capped mountains best from your Primary Bedroom. The Main Floor has a Great flow to it with a spacious entrance, flowing through into your living room and then to your Great Kitchen. Basement is partially finished (framed and wired) FULLY Finished HEATED double detached garage gives you parking inside for 2 vehicles easily. You better call your Real Estate Agent Quickly because this Home is Move in Ready and will go quick!!

Built in 2017

## Essential Information

MLS® #	A2220403
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,366
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey



Status	Active
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## Community Information

Address	13405 104b Street
Subdivision	Arbour Hills
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6K8

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 12th, 2025
Days on Market	58
Zoning	RS

## Listing Details

Listing Office	RE/MAX Grande Prairie
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