

# \$619,900 - 13409 105 Street, Grande Prairie

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MLS® #A2251543

**\$619,900**

3 Bedroom, 3.00 Bathroom, 1,855 sqft

Residential on 0.10 Acres

Arbour Hills, Grande Prairie, Alberta

Dirham Homes Job #2504 - The Wexford 3 Car Garage - Step into luxury with this beautiful brand new 2-storey home, offering modern elegance and practical design. Featuring 3 spacious bedrooms and 2.5 bathrooms, this home is perfect for families or those who love to entertain. The main floor boasts an open-concept layout, highlighted by a stylish kitchen perfect for entertaining. The adjoining living and dining areas are flooded with natural light, creating an inviting atmosphere for gatherings. Cozy up with an electric fireplace in the living room. A convenient half-bath on the main floor adds to the home's functionality. Upstairs, you'll find two generously sized bedrooms. Plus a primary bedroom complete with a walk-in closet and a private 5 pc ensuite bathroom. The additional bedrooms share a well appointed full bath. For car enthusiasts or those in need of extra storage, this home features a triple garage, providing plenty of space for vehicles, tools, and toys. Located in the desirable neighbourhood of Arbour Hills, this home is the perfect blend of comfort and style. Don't miss the opportunity to make it yours!



Built in 2025

## Essential Information

MLS® #                      A2251543

Price                         \$619,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,855
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	13409 105 Street
Subdivision	Arbour Hills
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0W4

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, 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	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 26th, 2025
Days on Market	1
Zoning	RG

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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