

# \$429,900 - 13405 104b Street, Grande Prairie

MLS® #A2254192

**\$429,900**

3 Bedroom, 3.00 Bathroom, 1,366 sqft

Residential on 0.08 Acres

Arbour Hills, Grande Prairie, Alberta

Welcome to Arbour Hills! This stunning modern 2-storey, built in 2017, is meticulously maintained and offers 3 bedrooms and 2.5 bathrooms. Perfectly situated in one of Grande Prairie's most sought-after neighborhoods, the home captures breathtaking views of the snow-capped mountains from the primary bedroom on clear days.

The main floor features a bright, spacious entry that flows seamlessly into the inviting living room and open-concept kitchen, creating the ideal layout for everyday living and entertaining. The basement is partially finished (framed and wired), offering room to grow and customize to your needs.

Outside, you'll love the fully finished and heated double detached garage "providing secure parking for two vehicles and extra storage. This move-in-ready home combines comfort, style, and location all in one package. Don't wait "call your real estate professional today before it's gone!

Built in 2017

## Essential Information

MLS® #	A2254192
Price	\$429,900
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

### **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, Refrigerator, Washer/Dryer, Oven
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	September 4th, 2025
Days on Market	2

Zoning                      RS

**Listing Details**

Listing Office              RE/MAX Grande Prairie

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