

**13413 105 Street**  
**Grande Prairie, Alberta**

**MLS # A2247281**



**\$599,900**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,755 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Laminate Counters, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

Dirham Homes Job #2503 The Olivia 3 Car on pie shaped lot near trees and playground. This is one of Dirham Homes' most loved floor plan! It features an open main floor living/dining/kitchen area with electric fireplace, central island with seating, quartz counters, walk in pantry, built-in cabinet for microwave, and garden door. There is also a 2pc washroom on the main floor. Upstairs you will find a 2nd living space/bonus room as well as 2 bedrooms, full bathroom, laundry room, and the primary suite with walk in closet and gorgeous ensuite with free standing tub, separate tile & glass shower, and double vanity! This home is cozy, contemporary, and has all the 'must haves'. It also has a side door entry for possible future suite if you wanted to add one (subject to City approval).