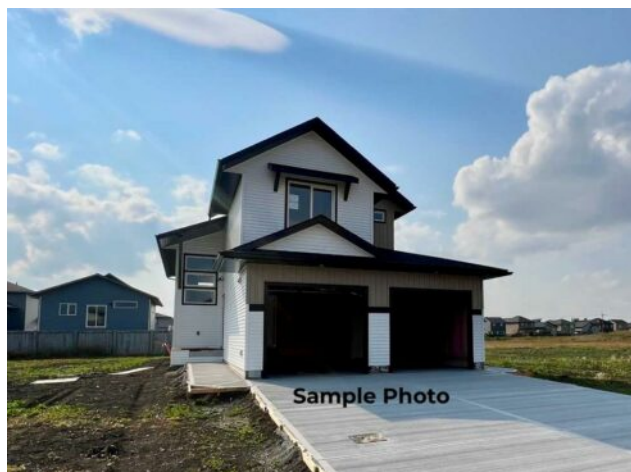


10613 133 Avenue
Grande Prairie, Alberta

MLS # A2251663



\$619,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,352 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Fridge x2, Stove x2, Dishwasher x2, Washer x2, Dryer x2, Microwave X2, Alberta New Home Warranty, Dirham Homes 1 Year Builder Warranty

Dirham Homes Job #2522 - The Camden - A brand new home under construction with a legal basement suite in the sought-after community of Arbour Hills, offering the perfect blend of style, space, and income potential. Each unit is complete with its own single attached garage and in-suite laundry. The main unit offers 2 bedrooms, laundry, and a full bathroom on the main floor, with the private primary suite above the garage, featuring a walk-in closet and full ensuite. The open concept kitchen includes a central island and pantry, ideal for everyday living and entertaining. The basement suite features 2 bedrooms, laundry, a full bath, and a bright, open layout—perfect for tenants or extended family. This home is located in a growing, family-friendly neighbourhood, near green space, walking trail, and park/playground.