

**10641 133 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2194529**



**\$539,900**

<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 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	See Remarks		

<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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** Alberta New Home Warranty, 1 year Dirham Homes Warranty

Dirham Homes Job #2410 - The Olivia - Step into luxury with this stunning brand new modern 2 storey home, featuring 3 spacious bedrooms, 2.5 bathrooms, and a thoughtfully designed layout that blends style and functionality. The main floor boasts an open concept living space, perfect for family gatherings or entertaining. The modern kitchen features sleek quartz countertops, ample storage with a walk in pantry, beautiful two toned cabinetry and a central island with seating, flowing seamlessly into the bright dining and living areas complete with a feature fireplace. A convenient half bath is also located on the main floor. Upstairs, you'll find a bonus room, a laundry room, and all three bedrooms, including a primary with luxurious 5pc ensuite bathroom. The bonus room offers additional space for a media room, home office, or play area—providing endless possibilities for use. The upstairs laundry makes everyday chores easy and convenient, with all bedrooms and living spaces thoughtfully placed on one level. This home offers modern living with all the features you need for comfort and style. Located in Arbour Hills, you are close to schools, shopping and other amenities. The unfinished basement offers room for a bedroom, bathroom and nice sized family/rec room. \*\*There is also a side door entry to the stairway allowing for a possible secondary suite on this home!! Pricing available for the builder to complete the basement or a secondary suite upon request.