

# \$539,900 - 10641 133 Avenue, Grande Prairie

MLS® #A2194529

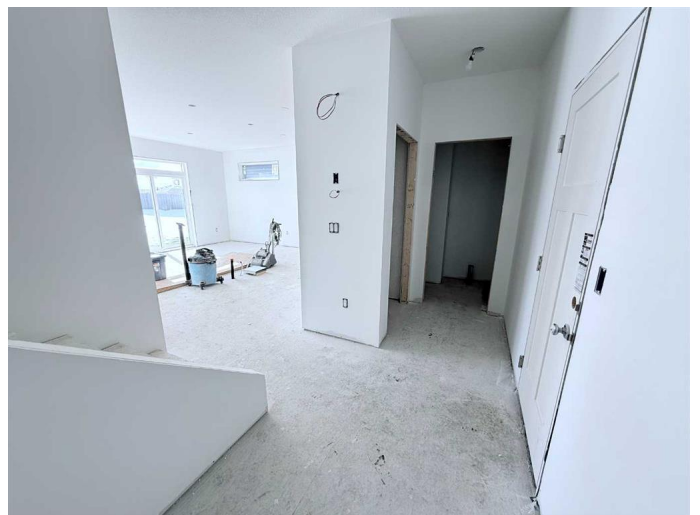
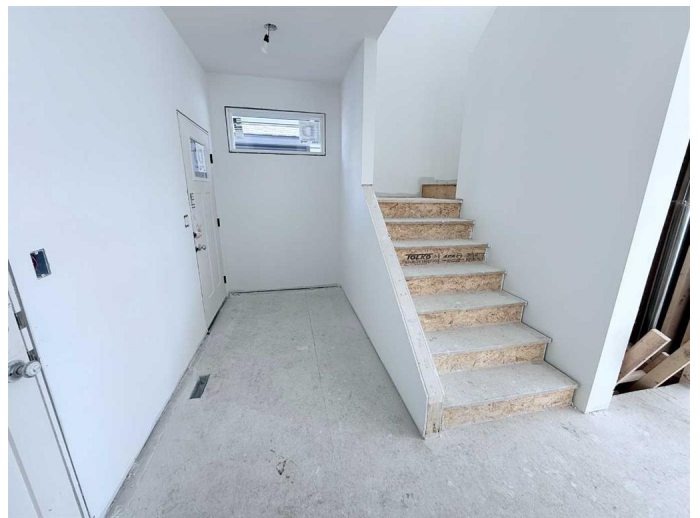
**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,755 sqft

Residential on 0.12 Acres

Arbour Hills, Grande Prairie, Alberta

Dirham Homes Job #2410 - The Olivia - Step into luxury with this stunning brand new 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, and lovely two toned cabinetry flowing seamlessly into the bright dining and living areas complete with a feature fireplace. A convenient half bath on the main floor adds extra comfort for guests. Upstairs, you'll find all three bedrooms, including a primary with luxurious 5pc ensuite bathroom. A bonus room offers additional space for a media room, home office, or play areaâ€”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. Make this incredible new home yours today!



Built in 2025

## Essential Information

MLS® # A2194529

Price \$539,900

|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,755       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10641 133 Avenue |
| Subdivision | Arbour Hills     |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8X 0W5          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, 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 | See Remarks     |
| Roof            | Asphalt Shingle |
| Construction    | Vinyl Siding    |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2025 |
| Days on Market | 92                  |
| Zoning         | RS                  |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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