DON'T GAMBLE WITH YOUR HOME.

RE/MAX JACK
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13306 106 Street
Grande Prairie, Alberta

MLS # A2168509

$549,900

Division:	Arbour Hills		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,587 sq.ft.	**Age:**	2024 (0 yrs old)
Beds:	3	**Baths:**	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: Dirham Homes Warranty 1 Year, Alberta New Home Warranty 2 Year Supply and Distribution Systems, 5yr or 7yr Building Envelope, 10yr Structural, Real Property Report

Dirham Homes Job #2312 - The Madison - Walkout Basement - Welcome to this beautifully designed brand new modified bi-level home, offering modern style and functional living spaces. Featuring 3 bedrooms and 2 bathrooms, this home is perfect for families looking for comfort and convenience. The standout feature of this home is the primary bedroom, privately located above the garage, offering a spacious retreat complete with a walk-in closet and a luxurious ensuite bathroom. The main floor boasts a bright and airy open concept living space, perfect for both daily living and entertaining. The kitchen is outfitted with sleek cabinetry, quartz countertops, and a large island, making it the heart of the home. Two additional good sized bedrooms and a full bathroom complete the main floor layout. Adding even more space, this home includes a walk-out basement, offering endless potential for future development or additional living space, with direct access to the backyard for seamless indoor-outdoor living. This beautifully crafted home is ideal for those seeking modern design with practical features. Don’t miss your chance to make it yours!