

10613 133 Avenue  
Grande Prairie, Alberta

MLS # A2251663

\$619,900

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Arbour Hills           |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | 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:     | 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 in the sought-after community of Arbour Hills, offering the perfect blend of style, space, and income potential. This thoughtfully designed build features a legal basement suite, each unit complete with its own single attached garage and in-suite laundry. The main unit offers 2 bedrooms and a full bathroom on the main floor, with the private primary suite tucked 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, a full bath, and a bright, open layout—perfect for tenants or extended family. This home is an exceptional opportunity in a growing, family-friendly neighbourhood. Book your showing today!