

10422 133 Avenue
Grande Prairie, Alberta

MLS # A2212911



\$424,900

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|------------------|---------------------------------|---------------|------------------|
| Division: | Arbour Hills | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,355 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | See Remarks | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks | | |

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

Dirham Homes Job #25-11A - The Oxford - Discover modern living in this brand new half duplex, a beautifully designed two storey home with a single attached garage located in Arbour Hills. Featuring beautiful contemporary finishes, the main floor boasts an open concept layout with a fireplace in the living room, a patio door off the dining room, a great kitchen with central island and corner pantry, and a convenient 2 piece bathroom. Upstairs, the primary suite offers a walk in closet and 3pc ensuite,. There are also two additional bedrooms, a full bathroom, and an upper level laundry room!. The undeveloped basement is a blank canvas, ready for your future plans. This is a great home for families, first time buyers, or investors—don’t miss out on this fantastic opportunity! *Note - all photos are sample photos of previously completed Oxford plan.