

# \$569,900 - 13309 105 Street, Grande Prairie

MLS® #A2228725

**\$569,900**

3 Bedroom, 2.00 Bathroom, 1,634 sqft  
Residential on 0.10 Acres

Arbour Hills, Grande Prairie, Alberta

Dirham Homes Job #2417 - The Madison -  
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 laundry room is also conveniently located upstairs. The main floor boasts a bright and airy open concept living space, perfect for both daily living and entertaining. The kitchen is outfitted with beautiful cabinetry, quartz countertops, a pantry with appliance shelf, a bar area with floating shelves and bar fridge space, and a large central island with eating bar, making it the heart of the home. Two good sized bedrooms and a full bathroom complete the main floor layout. This beautifully crafted home is ideal for those seeking an open design with practical features. Don't miss your chance to make it yours!



Built in 2025

## Essential Information

MLS® #	A2228725
Price	\$569,900
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,634
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	13309 105 Street
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	Back Yard, See Remarks
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	82
Zoning	RG

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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