

# **\$549,900 - 10421 135 Avenue, Grande Prairie**

MLS® #A2241737

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,276 sqft

Residential on 0.12 Acres

Arbour Hills, Grande Prairie, Alberta

Welcome to this beautiful FULLY DEVELOPED 4 bedroom 3 bathroom bungalow with AIR CONDITIONING in the sought-after Arbour Hills community, offering the perfect blend of comfort, style, and accessibility in a prime location near parks, a playground, and scenic walking trails. With just a couple of steps to the front door, this home provides easy access for all, welcoming you with a spacious entry that connects directly to the heated garage for added convenience during chilly days. Inside, you'll find an inviting open-concept living area featuring a well-appointed kitchen with ample cupboards, generous counter space, a large pantry, and high-end stainless steel appliances. The dining area, highlighted by a tray ceiling and elegant wainscoting, easily accommodates a large table for family gatherings, while the bright living room offers direct access to the deck and south-facing backyard, with double swing gate access and RV parking available along the west side direct access to large no maintenance shed—perfect for summer barbecues or quiet mornings with coffee. The primary bedroom is a comfortable retreat with dual closets and a luxurious 4-piece ensuite featuring a spacious shower, while the second bedroom offers flexibility for guests or a home office. A dedicated laundry room with high-end washer and dryer on pedestals adds to the home's practicality. The developed basement provides an additional 2 bedrooms and bathroom, a large family room and games



room to tailor the home to your needs.  
Donâ€™t miss the chance to own this charming bungalow in Arbour Hillsâ€”book your showing today and discover the comfort and lifestyle this home has to offer!

Built in 2018

**Essential Information**

MLS® #	A2241737
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,276
Acres	0.12
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	10421 135 Avenue
Subdivision	Arbour Hills
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V6K9

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	536

**Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	July 21st, 2025
Days on Market	52
Zoning	RG

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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