

# \$539,900 - 10441 134 Avenue, Grande Prairie

MLS® #A2227761

## \$539,900

4 Bedroom, 3.00 Bathroom, 1,415 sqft

Residential on 0.11 Acres

Arbour Hills, Grande Prairie, Alberta

Welcome to your new home in serene Arbour Hills! This 4 bed, 3 bath gem is on a corner lot boasting beautiful views of the city and surrounding area and the fireworks each Canada Day and New Year's Eve. You'll love the generous natural light and blonde hardwood floors throughout. The main floor offers an open concept with deck off the kitchen/dining, fireplace feature in the living room and two bedrooms with a full bath between. Above the garage you will find your large primary suite complete with full ensuite and large walk-in closet. Downstairs is your professionally developed walkout basement (with concrete patio) with the fourth bedroom, another full bath, living space and den. Arbour Hills is a tranquil area that offers beautiful walking trails and parks with all the amenities you need just up the road. Come check out this stunning turnkey home today!

Built in 2018

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2227761  |
| Price          | \$539,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,415     |
| Acres          | 0.11      |
| Year Built     | 2018      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Detached          |
| Style    | Modified Bi-Level |
| Status   | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10441 134 Avenue |
| Subdivision | Arbour Hills     |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V 6J7          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Kitchen Island, Walk-In Closet(s), Open Floorplan, Pantry |
| Appliances        | Dishwasher, Electric Stove, Refrigerator                  |
| Heating           | Forced Air, Natural Gas                                   |
| Cooling           | None                                                      |
| Fireplace         | Yes                                                       |
| # of Fireplaces   | 1                                                         |
| Fireplaces        | Gas                                                       |
| Has Basement      | Yes                                                       |
| Basement          | Finished, Full, Walk-Out                                  |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Lot Description   | Landscaped, Corner Lot |
| Roof              | Asphalt Shingle        |
| Construction      | Vinyl Siding           |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 60              |

Zoning                      RG

**Listing Details**

Listing Office              RE/MAX Grande Prairie

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