

# \$599,900 - 13413 105 Street, Grande Prairie

MLS® #A2247281

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,755 sqft

Residential on 0.13 Acres

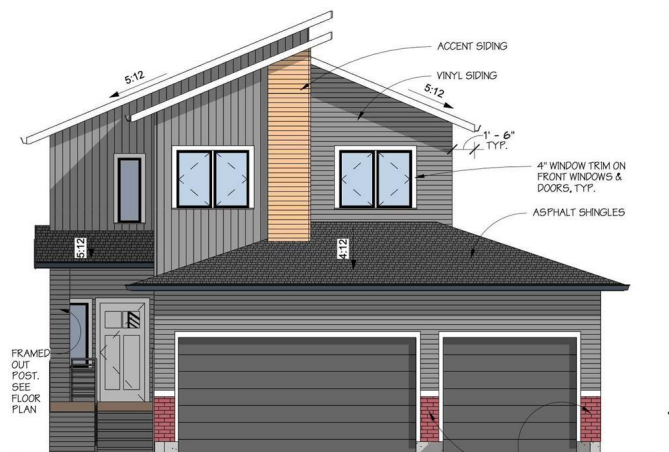
Arbour Hills, Grande Prairie, Alberta

Dirham Homes Job #2503 The Olivia 3 Car on pie shaped lot near trees and playground. This is one of Dirham Homes' most loved floor plan! It features an open main floor living/dining/kitchen area with electric fireplace, central island with seating, quartz counters, walk in pantry, built-in cabinet for microwave, and garden door. There is also a 2pc washroom on the main floor. Upstairs you will find a 2nd living space/bonus room as well as 2 bedrooms, full bathroom, laundry room, and the primary suite with walk in closet and gorgeous ensuite with free standing tub, separate tile & glass shower, and double vanity! This home is cozy, contemporary, and has all the 'must haves'. It also has a side door entry for possible future suite if you wanted to add one (subject to City approval).

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2247281  |
| Price          | \$599,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,755     |
| Acres          | 0.13      |
| Year Built     | 2025      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13413 105 Street |
| Subdivision | Arbour Hills     |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8X 0W4          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Laminate Counters, Pantry, Quartz Counters, Separate Entrance |
| Appliances        | None                                                                                         |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Electric                                                                                     |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Other               |
| Lot Description   | Pie Shaped Lot      |
| Roof              | Asphalt Shingle     |
| Construction      | Stone, Vinyl Siding |
| Foundation        | Poured Concrete     |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 8th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 89 |
| Zoning         | RG |

## **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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