



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725

jackadmin@gpremax.com

10446 133 Avenue  
Grande Prairie, Alberta

MLS # A2283848

**\$389,900**



Division:	Arbour Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,317 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	GDO and control		

Lovely 2-storey duplex located in the growing community of Arbour Hills. Finished in neutral, modern tones, this home features brand new carpet and vinyl plank flooring throughout, creating a fresh and move-in-ready feel. The main floor offers a functional open layout with a bright kitchen showcasing white cabinetry, stainless steel appliances, and a central island&mdash;perfect for everyday living and entertaining. Convenient main-floor laundry and direct backyard access from the dining area add to the home's thoughtful design. Upstairs, you'll find great-sized bedrooms, including a spacious primary bedroom complete with a 4-piece ensuite. The basement is currently undeveloped, offering an excellent opportunity for new owners to customize the space to suit their needs. Additional features include an attached single-car garage and a fantastic location in a newer subdivision close to schools, shopping centers, medical offices, restaurants, and more. A wonderful opportunity to own a modern home in a family-friendly neighborhood&mdash;move in and make it your own!