



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

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10446 133 Avenue  
Grande Prairie, Alberta

MLS # A2283848



\$389,900

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—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—move in and make it your own!