# \$489,900 - 10434 133 Avenue, Grande Prairie

MLS® #A2207988

#### \$489,900

4 Bedroom, 3.00 Bathroom, 1,316 sqft Residential on 0.08 Acres

Arbour Hills, Grande Prairie, Alberta

Dirham Homes Job #2402 B - The Oxford -Welcome to this beautifully designed, fully developed Oxford duplex in Arbour Hills, offering modern living with income potential! This brand new home features a spacious main level with an open-concept layout perfect for family living. The stylish kitchen boasts contemporary finishes, ample cabinetry, and a large island, flowing seamlessly into the bright living and dining areas. Upstairs hosts a primary bedroom complete with 3pc ensuite and closet, two good sized bedrooms, a full bathroom and laundry! Downstairs, the legal basement suite is fully finished with 1 bedroom, 1 bathroom, a private entrance, laundry and a full kitchen, making it an excellent mortgage helper or rental opportunity. Book your showing today!

Built in 2025

#### **Essential Information**

MLS® # A2207988

Price \$489,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,316 Acres 0.08

Year Built 2025

Type Residential











Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 10434 133 Avenue

Subdivision Arbour Hills
City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8V 6J7

#### **Amenities**

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

See Remarks

Appliances Garage Control(s), None

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features None

Lot Description See Remarks
Roof Asphalt Shingle
Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

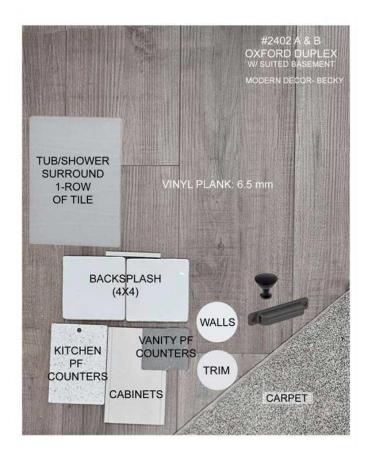
Date Listed April 2nd, 2025

Days on Market 8

Zoning RG

## **Listing Details**

Listing Office RE/MAX Grande Prairie



Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.