



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**10402 135 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2204987**



**\$599,900**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,762 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectan		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	2-72-6-W6
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this stunning FULLY FINISHED 1762 sq. ft. 2-storey in the vibrant neighbourhood of Arbour Hills. In an UNBEATABLE LOCATION with NO REAR NEIGHBOURS, this home sits RIGHT NEXT TO A PLAYGROUND/PARK, and backs onto serene tree-lined paved walking trails. A spacious tiled entryway welcomes you to the main floor that flows effortlessly into a charming office/den through elegant French doors and laundry room with handy built-in cabinets and direct access to the garage. The heart of the home is the kitchen, where light-toned cabinetry, granite countertops, a fully tiled backsplash, walk-in pantry, and high-end appliances, (including a gas stove) come together to create a space that's as functional as it is beautiful. An island with bar seating makes it perfect for entertaining. Adjacent dining area opens onto the rear deck, equipped with a gas line for easy summer BBQs. The living room offers warmth and elegance with its cozy gas fireplace, soaring ceilings, and an eye-catching open staircase that leads to the 2nd floor and the luxurious primary suite, featuring a spacious walk-in closet and a spa-like 5-piece ensuite with a dbl vanity, corner soaker tub, and tiled shower. Two additional generously sized bedrooms and a full 4-piece bath complete the upper level. The fully developed basement adds even more living space, offering a large family room, a 4-piece bathroom, a bedroom, and a versatile bonus room that can easily serve as a 5th bedroom or flex space. The heated, triple-attached garage with floor drain, is mudded, and taped &mdash;perfect for keeping things tidy year-round. With top-tier upgrades such as a high-efficiency furnace, energy-efficient Low-E Argon windows, hot water on demand, and AIR CONDITIONING, this home truly stands out. Move-in ready and offering unparalleled comfort, elegance, and

convenience&mdash;this is the one you&rsquo;ve been waiting for!