

10613 133 Avenue  
Grande Prairie, Alberta

MLS # A2251663



\$619,900

|             |                                                                                                                                        |            |                  |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|
| Division:   | Arbour Hills                                                                                                                           |            |                  |
| Type:       | Residential/House                                                                                                                      |            |                  |
| Style:      | Modified Bi-Level                                                                                                                      |            |                  |
| Size:       | 1,352 sq.ft.                                                                                                                           | Age:       | 2025 (0 yrs old) |
| Beds:       | 5                                                                                                                                      | Baths:     | 3                |
| Garage:     | Double Garage Attached                                                                                                                 |            |                  |
| Lot Size:   | 0.12 Acre                                                                                                                              |            |                  |
| Lot Feat:   | Back Yard                                                                                                                              |            |                  |
| Heating:    | Forced Air                                                                                                                             | Water:     | -                |
| Floors:     | Carpet, Vinyl Plank                                                                                                                    | Sewer:     | -                |
| Roof:       | Asphalt Shingle                                                                                                                        | Condo Fee: | -                |
| Basement:   | Finished, Full, Suite                                                                                                                  | LLD:       | -                |
| Exterior:   | Vinyl Siding                                                                                                                           | Zoning:    | RS               |
| Foundation: | Poured Concrete                                                                                                                        | Utilities: | -                |
| Features:   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)                                |            |                  |
| Inclusions: | Fridge x2, Stove x2, Dishwasher x2, Washer x2, Dryer x2, Microwave X2, Alberta New Home Warranty, Dirham Homes 1 Year Builder Warranty |            |                  |

Dirham Homes Job #2522 - The Camden - A brand new home under construction with a legal basement suite in the sought-after community of Arbour Hills, offering the perfect blend of style, space, and income potential. Each unit is complete with its own single attached garage and in-suite laundry. The main unit offers 2 bedrooms, laundry, and a full bathroom on the main floor, with the private primary suite above the garage, featuring a walk-in closet and full ensuite. The open concept kitchen includes a central island and pantry, ideal for everyday living and entertaining. The basement suite features 2 bedrooms, laundry, a full bath, and a bright, open layout—perfect for tenants or extended family. This home is located in a growing, family-friendly neighbourhood, near green space, walking trail, and park/playground.