

**10510 134A Avenue  
Grande Prairie, Alberta**

**MLS # A2266814**

**\$749,800**



<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,300 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Builder to provide RPR, one year builders warranty, 10 year Alberta New Home Warranty

Unique Home Concepts & “The Rebecca” (Job #688). This stunning two-storey home backs onto a beautiful treed area in the family-friendly community of Arbour Hills. Designed with an open-concept layout, the main floor features a welcoming living room with an electric fireplace, a bright kitchen with a center island and built-in sink, and a convenient butler’s pantry. The garage entry includes a built-in bench and coat hooks, along with a 2-piece bathroom for added functionality. Upstairs, the spacious primary suite offers a walk in closet & a luxurious 5-piece ensuite complete with dual sinks, a freestanding tub, and a large walk-in shower. The upper level also includes two additional bedrooms, a full bathroom, a laundry room, a home office, and a bonus room—perfect for a growing family. The basement is left undeveloped, ready for your personal touch. A triple-car garage provides ample parking and storage space. Nestled in a peaceful location close to parks, trails, and schools, this home blends modern comfort with timeless design.