

# \$539,900 - 10641 133 Avenue, Grande Prairie

MLS® #A2194529

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,755 sqft  
Residential on 0.12 Acres

Arbour Hills, Grande Prairie, Alberta

Dirham Homes Job #2410 - The Olivia - Step into luxury with this stunning brand new modern 2 storey home, featuring 3 spacious bedrooms, 2.5 bathrooms, and a thoughtfully designed layout that blends style and functionality. The main floor boasts an open concept living space, perfect for family gatherings or entertaining. The modern kitchen features sleek quartz countertops, ample storage with a walk in pantry, beautiful two toned cabinetry and a central island with seating, flowing seamlessly into the bright dining and living areas complete with a feature fireplace. A convenient half bath is also located on the main floor. Upstairs, you'll find a bonus room, a laundry room, and all three bedrooms, including a primary with luxurious 5pc ensuite bathroom. The bonus room offers additional space for a media room, home office, or play area—providing endless possibilities for use. The upstairs laundry makes everyday chores easy and convenient, with all bedrooms and living spaces thoughtfully placed on one level. This home offers modern living with all the features you need for comfort and style. Located in Arbour Hills, you are close to schools, shopping and other amenities. The unfinished basement offers room for a bedroom, bathroom and nice sized family/rec room. \*\*There is also a side door entry to the stairway allowing for a possible secondary suite on this home!! Pricing available for the builder to complete the basement or a secondary suite upon request.



Built in 2025

**Essential Information**

MLS® #	A2194529
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,755
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	10641 133 Avenue
Subdivision	Arbour Hills
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0W5

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), See Remarks
Appliances	None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric

Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 13th, 2025
Days on Market	173
Zoning	RS

## Listing Details

Listing Office	RE/MAX Grande Prairie
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