

\$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 |



The Oxford II Duplex Unit with basement suite
1,337 s.f./ 1,316 s.f.

main floor | 590 s.f.

second floor | 747 s.f./ 726 s.f.



THIS PLAN IS PROPERTY OF DIRHAM HOMES, INC. ALL RIGHTS RESERVED, INCLUDING THE RIGHT OF REPRODUCTIONS IN WHOLE OR IN PART, IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF DIRHAM HOMES.
THIS PLAN IS AN ILLUSTRATION AND MAY VARY FROM THE ACTUAL CONSTRUCTION. DRAWINGS, DETAILS OF ACTUAL HOUSE TO BE CONFIRMED WITH SCHEDULE A'S, CLIENT SELECTION FORMS AND CONSTRUCTION DRAWINGS.

basement suite:
358 s.f.

| | |
|----------|------------------------|
| 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 |

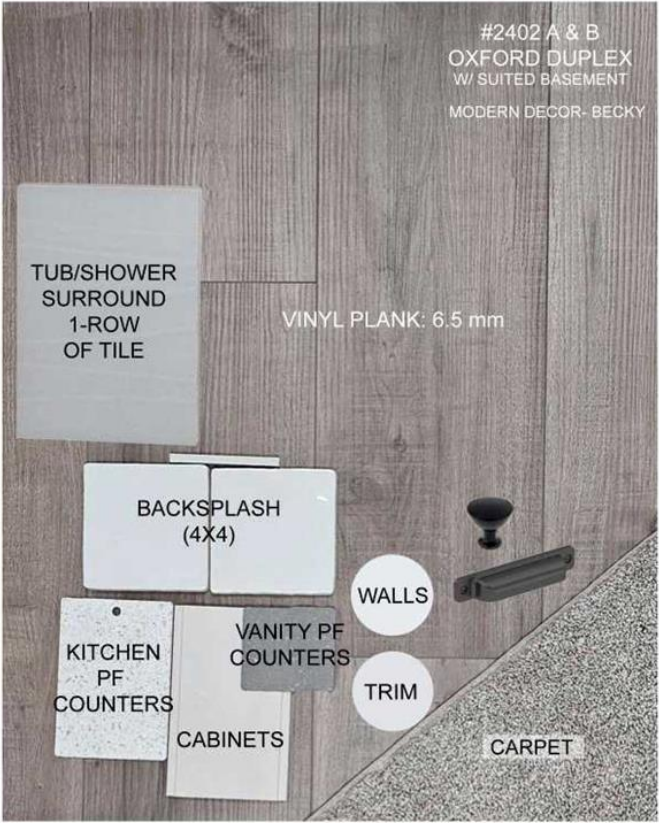
Exterior

| | |
|-------------------|-----------------|
| 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 | 34 |

| | |
|------------------------|-----------------------|
| Zoning | RG |
| Listing Details | |
| Listing Office | RE/MAX Grande Prairie |



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.