

# \$589,900 - 10525 133 Avenue, Grande Prairie

MLS® #A2212133

**\$589,900**

5 Bedroom, 3.00 Bathroom, 1,352 sqft

Residential on 0.12 Acres

Arbour Hills, Grande Prairie, Alberta

Dirham Homes Job #2509 - The Camden - a versatile new build designed for modern living and smart investment potential. This thoughtfully crafted home features a legal WALK OUT basement suite, each unit with its own single attached garage and private laundry. The main unit offers 2 bedrooms and a full bath on the main floor, while the spacious primary suite is set above the garage and includes a walk-in closet and a private ensuite. The open concept main living area boasts a stylish kitchen with a central island and pantry, perfect for entertaining. The walkout basement suite includes 2 bedrooms, a full bath, its own entrance, and a bright open layout—ideal for rental income or extended family. The Camden blends functionality, flexibility, and contemporary design in the desirable community of Arbour Hills. Book your showing today!

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2212133  |
| Price          | \$589,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,352     |
| Acres          | 0.12      |
| Year Built     | 2025      |



The CAMDEN: Suited plan  
*new*

Main floor unit | 1,352 sq. ft.

Basement suite | 836 sq. ft.



Front Rendering

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/1, CLIENT SELECTION FORMS AND CONSTRUCTION DRAWINGS.



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Detached          |
| Style    | Modified Bi-Level |
| Status   | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10525 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 | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance |
| Appliances        | None                                                                                                    |
| Heating           | Forced Air                                                                                              |
| Cooling           | None                                                                                                    |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Full, Suite, Walk-Out                                                                         |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 7                |
| Zoning         | RS               |

### Listing Details

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.