

# \$429,900 - 10414 133 Avenue, Grande Prairie

MLS® #A2247286

**\$429,900**

3 Bedroom, 3.00 Bathroom, 1,334 sqft

Residential on 0.08 Acres

Arbour Hills, Grande Prairie, Alberta

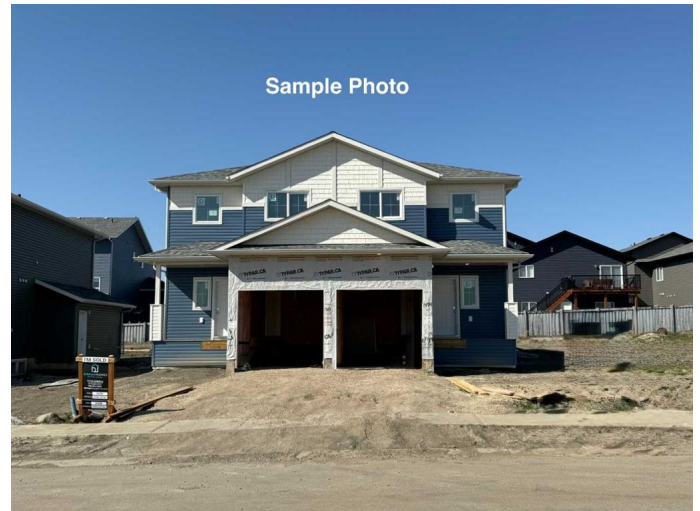
Dirham Homes Job #2512A - The Oxford II 1/2 Duplex - Great starter home or investment property featuring a cute front veranda and single attached garage! The main floor has a nice entry area, 2pc washroom, kitchen with island open to dining with patio door and living room with electric fireplace. Upstairs you will find 2 bedrooms and full bathroom, a laundry room, and the primary suite with walk in closet and 4pc ensuite. Close to 2 elementary schools, Trader Ridge and located on a wide street with lots of parking.

Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2247286               |
| Price          | \$429,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,334                  |
| Acres          | 0.08                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 10414 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   |
| 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   | Rectangular Lot     |
| Roof              | Asphalt Shingle     |
| Construction      | Stone, Vinyl Siding |
| Foundation        | Poured Concrete     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 102              |
| Zoning         | RG               |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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