

# \$619,900 - 10613 133 Avenue, Grande Prairie

MLS® #A2251663

**\$619,900**

5 Bedroom, 3.00 Bathroom, 1,352 sqft  
Residential on 0.12 Acres

Arbour Hills, Grande Prairie, Alberta

Dirham Homes Job #2522 - The Camden - A brand new home under construction with a legal basement suite in the sought-after community of Arbour Hills, offering the perfect blend of style, space, and income potential. Each unit is complete with its own single attached garage and in-suite laundry. The main unit offers 2 bedrooms, laundry, and a full bathroom on the main floor, with the private primary suite above the garage, featuring a walk-in closet and full ensuite. The open concept kitchen includes a central island and pantry, ideal for everyday living and entertaining. The basement suite features 2 bedrooms, laundry, a full bath, and a bright, open layoutâ€”perfect for tenants or extended family. This home is located in a growing, family-friendly neighbourhood, near green space, walking trail, and park/playground.

Built in 2025

## Essential Information

MLS® #	A2251663
Price	\$619,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,352
Acres	0.12
Year Built	2025



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

### Community Information

Address	10613 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, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 26th, 2025
Days on Market	19
Zoning	RS

### Listing Details

Listing Office

RE/MAX Grande Prairie

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