# \$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

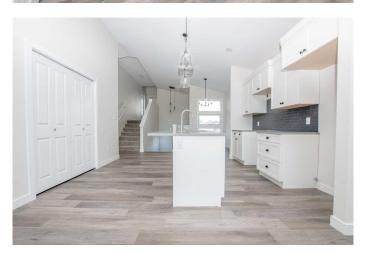
Square Footage 1,352

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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