

# \$699,800 - 10506 134a Avenue, Grande Prairie

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MLS® #A2266819

**\$699,800**

3 Bedroom, 3.00 Bathroom, 1,950 sqft

Residential on 0.15 Acres

Arbour Hills, Grande Prairie, Alberta

Unique Home Concepts â€œThe Oliviaâ€ (Job #687). Welcome to â€œThe Oliviaâ€ by Unique Home Concepts â€” a beautifully designed two-storey home backing onto trees in the desirable, family-friendly community of Arbour Hills. This home features a spacious kitchen with a large island (including an eating bar and sink), corner pantry, and a bright, open-concept layout. The inviting living room offers an electric fireplace, and the main floor includes laundry and a convenient 2-piece bathroom. Upstairs, the primary suite boasts a walk-in closet and a stylish ensuite with his and hers sinks. Youâ€™ll also find two additional bedrooms, a full bathroom, and a bonus roomâ€”perfect for family time or a home office. The full basement is undeveloped and ready for your future plans. A triple-car garage completes this fantastic home, offering plenty of space for vehicles and storage. Backing onto trees and surrounded by parks, trails, and great schools, this home is perfect for families seeking comfort, style, and functionality in Arbour Hills.



Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2266819  |
| Price     | \$699,800 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,950       |
| Acres          | 0.15        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10506 134a Avenue |
| Subdivision | Arbour Hills      |
| City        | Grande Prairie    |
| County      | Grande Prairie    |
| Province    | Alberta           |
| Postal Code | T8X 0W4           |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 3                                |
| Parking        | Driveway, Triple Garage Attached |
| # of Garages   | 3                                |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Garage Control(s)                                                                          |
| Heating           | Forced Air                                                                                 |
| Cooling           | None                                                                                       |
| Fireplace         | Yes                                                                                        |
| # of Fireplaces   | 1                                                                                          |
| Fireplaces        | Electric                                                                                   |
| Has Basement      | Yes                                                                                        |
| Basement          | Full                                                                                       |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Other                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Fiberglass                              |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 10                 |
| Zoning         | RG                 |

**Listing Details**

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

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