

# \$614,900 - 13405 105 Street, Grande Prairie

MLS® #A2251601

**\$614,900**

3 Bedroom, 3.00 Bathroom, 1,722 sqft

Residential on 0.12 Acres

Arbour Hills, Grande Prairie, Alberta

Dirham Homes Job # 2505 - The Braelyn 3 Car - a stunning new build nestled in the community of Fieldbrook. This thoughtfully designed home features 3 spacious bedrooms and 2.5 bathrooms. The entry area offers a mudroom, a laundry room, and a 2 piece bath. The main floor heart of the home is bright and open -the kitchen has a large island and walk-in pantry, and seamlessly flows into a sunlit dining area and living room with fireplace. Upstairs, enjoy the dramatic open to below design, adding an airy, modern feel. There are 3 bedrooms and 2 baths upstairs- including the primary suite with walk in closet and 5pc ensuite! With an abundance of natural light throughout, this home perfectly balances comfort and sophistication. The unfinished basement provides the perfect canvas for future development. Book your showing today!

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2251601  |
| Price          | \$614,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,722     |
| Acres          | 0.12      |



|            |             |
|------------|-------------|
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 13405 105 Street |
| Subdivision | Arbour Hills     |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8X 0M4          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### **Interior**

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s) |
| 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   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 36                |
| Zoning         | RG                |

**Listing Details**

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

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