

# \$435,000 - 13405 104b Street, Grande Prairie

MLS® #A2242566

**\$435,000**

3 Bedroom, 3.00 Bathroom, 1,366 sqft

Residential on 0.08 Acres

Arbour Hills, Grande Prairie, Alberta

Built in 2017 In The Beautiful Neighborhood of Arbour Hills sits this BEAUTIFUL AND METICULOUS Modern 2 Story Home, it boasts 3 Bed 2.5 Baths. Situated in one of the best locations in Grande Prairie, on a clear day you can see the snow capped mountains best from your Primary Bedroom. The Main Floor has a Great flow to it with a spacious entrance, flowing through into your living room and then to your Great Kitchen. Basement is partially finished (framed and wired) FULLY Finished HEATED double detached garage gives you parking inside for 2 vehicles easily. You better call your Real Estate Agent Quickly because this Home is Move in Ready and will go quick!!

Built in 2017

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242566    |
| Price          | \$435,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,366       |
| Acres          | 0.08        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13405 104b Street |
| Subdivision | Arbour Hills      |
| City        | Grande Prairie    |
| County      | Grande Prairie    |
| Province    | Alberta           |
| Postal Code | T8V 6K8           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                              |
|-------------------|----------------------------------------------|
| Interior Features | See Remarks                                  |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Oven |
| Heating           | Forced Air                                   |
| Cooling           | None                                         |
| Has Basement      | Yes                                          |
| Basement          | Full, Partially Finished                     |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 16              |
| Zoning         | RS              |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.