

# \$429,900 - 13405 104b Street, Grande Prairie

MLS® #A2254192

**\$429,900**

3 Bedroom, 3.00 Bathroom, 1,366 sqft

Residential on 0.08 Acres

Arbour Hills, Grande Prairie, Alberta

Welcome to Arbour Hills! This stunning modern 2-storey, built in 2017, is meticulously maintained and offers 3 bedrooms and 2.5 bathrooms. Perfectly situated in one of Grande Prairie's most sought-after neighborhoods, the home captures breathtaking views of the snow-capped mountains from the primary bedroom on clear days.

The main floor features a bright, spacious entry that flows seamlessly into the inviting living room and open-concept kitchen, creating the ideal layout for everyday living and entertaining. The basement is partially finished (framed and wired), offering room to grow and customize to your needs.

Outside, you'll love the fully finished and heated double detached garage " providing secure parking for two vehicles and extra storage. This move-in-ready home combines comfort, style, and location all in one package. Don't wait " call your real estate professional today before it's gone!

Built in 2017

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2254192  |
| Price      | \$429,900 |
| 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    | September 4th, 2025 |
| Days on Market | 8                   |

Zoning                      RS

**Listing Details**

Listing Office              RE/MAX Grande Prairie

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