

\$489,900 - 10434 133 Avenue, Grande Prairie

MLS® #A2207988

\$489,900

4 Bedroom, 3.00 Bathroom, 1,316 sqft
Residential on 0.08 Acres

Arbour Hills, Grande Prairie, Alberta

Dirham Homes Job #2402 B - The Oxford -
Welcome to this beautifully designed, fully developed Oxford duplex in Arbour Hills, offering modern living with income potential! This brand new home features a spacious main level with an open-concept layout perfect for family living. The stylish kitchen boasts contemporary finishes, ample cabinetry, and a large island, flowing seamlessly into the bright living and dining areas. Upstairs hosts a primary bedroom complete with 3pc ensuite and closet, two good sized bedrooms, a full bathroom and laundry! Downstairs, the legal basement suite is fully finished with 1 bedroom, 1 bathroom, a private entrance, laundry and a full kitchen, making it an excellent mortgage helper or rental opportunity. Book your showing today!

Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2207988 |
| Price | \$489,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,316 |
| Acres | 0.08 |
| Year Built | 2025 |
| Type | Residential |



The Oxford II Duplex Unit with basement suite
1,337 s.f./ 1,316 s.f.

main floor | 590 s.f.

second floor | 747 s.f./ 726 s.f.



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basement suite:
358 s.f.

| | |
|----------|------------------------|
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 10434 133 Avenue |
| Subdivision | Arbour Hills |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8V 6J7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

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

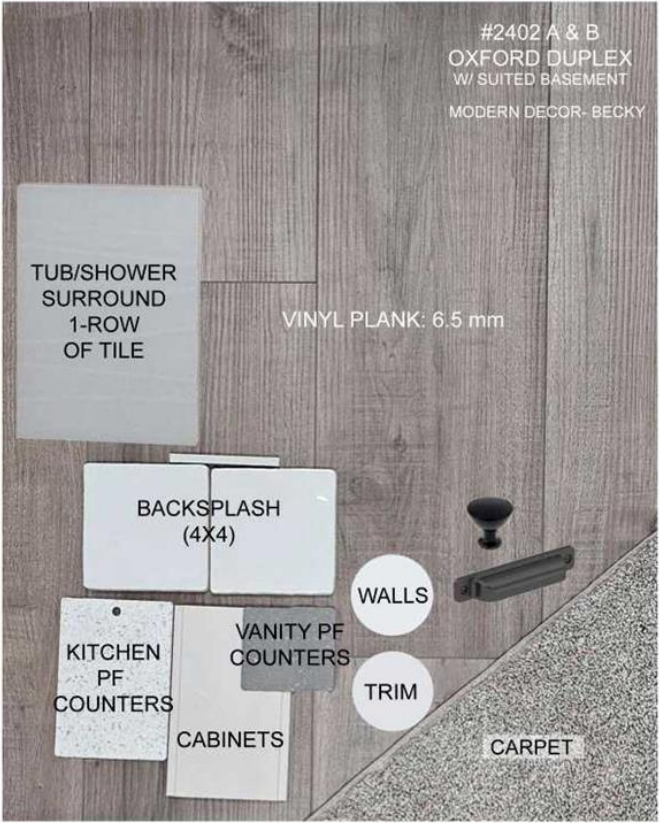
Exterior

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 2nd, 2025 |
| Days on Market | 103 |

| | |
|------------------------|-----------------------|
| Zoning | RG |
| Listing Details | |
| Listing Office | RE/MAX Grande Prairie |



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