

# \$599,900 - 10402 135 Avenue, Grande Prairie

MLS® #A2204987

**\$599,900**

5 Bedroom, 4.00 Bathroom, 1,762 sqft  
Residential on 0.14 Acres

Arbour Hills, Grande Prairie, Alberta

Welcome to this stunning FULLY FINISHED 1762 sq. ft. 2-storey in the vibrant neighbourhood of Arbour Hills. In an UNBEATABLE LOCATION with NO REAR NEIGHBOURS, this home sits RIGHT NEXT TO A PLAYGROUND/PARK, and backs onto serene tree-lined paved walking trails. A spacious tiled entryway welcomes you to the main floor that flows effortlessly into a charming office/den through elegant French doors and laundry room with handy built-in cabinets and direct access to the garage. The heart of the home is the kitchen, where light-toned cabinetry, granite countertops, a fully tiled backsplash, walk-in pantry, and high-end appliances, (including a gas stove) come together to create a space that's as functional as it is beautiful. An island with bar seating makes it perfect for entertaining. Adjacent dining area opens onto the rear deck, equipped with a gas line for easy summer BBQs. The living room offers warmth and elegance with its cozy gas fireplace, soaring ceilings, and an eye-catching open staircase that leads to the 2nd floor and the luxurious primary suite, featuring a spacious walk-in closet and a spa-like 5-piece ensuite with a dbl vanity, corner soaker tub, and tiled shower. Two additional generously sized bedrooms and a full 4-piece bath complete the upper level. The fully developed basement adds even more living space, offering a large family room, a 4-piece bathroom, a bedroom, and a versatile bonus room that can easily serve as



a 5th bedroom or flex space. The heated, triple-attached garage with floor drain, is mudded, and taped â€”perfect for keeping things tidy year-round. With top-tier upgrades such as a high-efficiency furnace, energy-efficient Low-E Argon windows, hot water on demand, and AIR CONDITIONING, this home truly stands out. Move-in ready and offering unparalleled comfort, elegance, and convenienceâ€”this is the one youâ€™ve been waiting for!

Built in 2016

### Essential Information

MLS® #	A2204987
Price	\$599,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,762
Acres	0.14
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	10402 135 Avenue
Subdivision	Arbour Hills
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6K9

### Amenities

Parking Spaces	6
Parking	Concrete Driveway, Heated Garage, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 24th, 2025
Days on Market	11
Zoning	RG

### Listing Details

Listing Office	Grassroots Realty Group Ltd.
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