

# \$424,900 - 10422 133 Avenue, Grande Prairie

MLS® #A2212911

**\$424,900**

3 Bedroom, 2.00 Bathroom, 1,355 sqft  
Residential on 0.08 Acres

Arbour Hills, Grande Prairie, Alberta

Dirham Homes Job #25-11A - The Oxford - Discover modern living in this brand new half duplex, a beautifully designed two storey home with a single attached garage located in Arbour Hills. Featuring beautiful contemporary finishes, the main floor boasts an open concept layout with a fireplace in the living room, a patio door off the dining room, a great kitchen with central island and corner pantry, and a convenient 2 piece bathroom. Upstairs, the primary suite offers a walk in closet and 3pc ensuite,. There are also two additional bedrooms, a full bathroom, and an upper level laundry room!. The undeveloped basement is a blank canvas, ready for your future plans. This is a great home for families, first time buyers, or investorsâ€™ donâ€™t miss out on this fantastic opportunity! \*Note - all photos are sample photos of previously completed Oxford plan.

Built in 2025

## Essential Information

MLS® #	A2212911
Price	\$424,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,355
Acres	0.08



The Oxford II Duplex Unit  
1,355 s.f.

Kim Lissoway  
April 24 2025

main floor | 608 s.f.

second floor | 747 s.f.



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THIS PLAN IS AN ILLUSTRATION AND MAY VARY FROM THE ACTUAL CONSTRUCTION DRAWINGS. DETAILS OF ACTUAL HOUSE TO BE CONFIRMED WITH SCHEDULE A'S, CLIENT REPRESENTATIVE, AND FOUNDATION SPECIALTIES.



Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	10422 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
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed	April 24th, 2025
Days on Market	14
Zoning	RG
<b>Listing Details</b>	
Listing Office	RE/MAX Grande Prairie



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