

# \$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.



basement suite:  
358 s.f.



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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	Garage Control(s), None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite

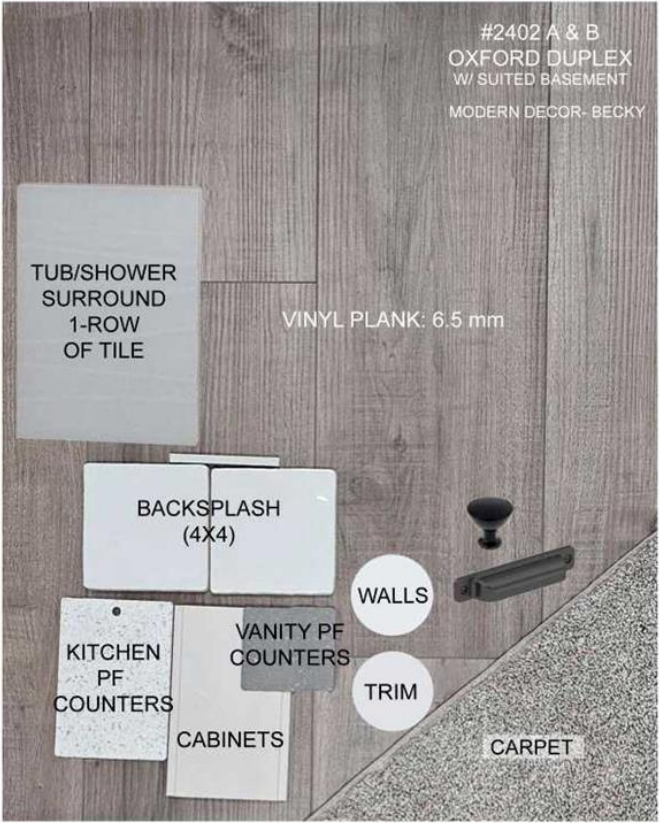
### Exterior

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	75

Zoning	RG
<b>Listing Details</b>	
Listing Office	RE/MAX Grande Prairie



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