

# \$579,900 - 10541 133 Avenue, Grande Prairie

MLS® #A2212136

**\$579,900**

5 Bedroom, 3.00 Bathroom, 1,352 sqft

Residential on 0.12 Acres

Arbour Hills, Grande Prairie, Alberta

Dirham Homes Job #2510 - The Camden - A brand new home in the sought-after community of Arbour Hills, offering the perfect blend of style, space, and income potential. This thoughtfully designed build features a legal basement suite, each unit complete with its own single attached garage and in-suite laundry. The main unit offers 2 bedrooms and a full bathroom on the main floor, with the private primary suite tucked above the garage, featuring a walk-in closet and full ensuite. The open concept kitchen includes a central island and pantry, ideal for everyday living and entertaining. The basement suite features 2 bedrooms, a full bath, and a bright, open layout—perfect for tenants or extended family. This home is an exceptional opportunity in a growing, family-friendly neighbourhood. Book your showing today!

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2212136  |
| Price          | \$579,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,352     |
| Acres          | 0.12      |
| Year Built     | 2025      |



The CAMDEN: Suited plan  
*new*

Main floor unit | 1,352 sq. ft.

Basement suite | 836 sq. ft.



Front Rendering

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|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Detached          |
| Style    | Modified Bi-Level |
| Status   | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10541 133 Avenue |
| Subdivision | Arbour Hills     |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8X 0W5          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s) |
| Appliances        | None                                                                                                    |
| Heating           | Forced Air                                                                                              |
| Cooling           | None                                                                                                    |
| 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 25th, 2025 |
| Days on Market | 7                |
| Zoning         | RS               |

### Listing Details

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