



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**10525 133 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2212133**



**\$589,900**

<b>Division:</b>	Arbour Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance		

**Inclusions:** Alberta New Home Warranty, 1 year Dirham Homes Warranty

Dirham Homes Job #2509 - The Camden - a versatile new build designed for modern living and smart investment potential. This thoughtfully crafted home features a legal WALK OUT basement suite, each unit with its own single attached garage and private laundry. The main unit offers 2 bedrooms and a full bath on the main floor, while the spacious primary suite is set above the garage and includes a walk-in closet and a private ensuite. The open concept main living area boasts a stylish kitchen with a central island and pantry, perfect for entertaining. The walkout basement suite includes 2 bedrooms, a full bath, its own entrance, and a bright open layout—ideal for rental income or extended family. The Camden blends functionality, flexibility, and contemporary design in the desirable community of Arbour Hills. Book your showing today!