

# \$589,900 - 10525 133 Avenue, Grande Prairie

MLS® #A2212133

**\$589,900**

5 Bedroom, 3.00 Bathroom, 1,352 sqft

Residential on 0.12 Acres

Arbour Hills, Grande Prairie, Alberta

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!

Built in 2025

## Essential Information

MLS® #	A2212133
Price	\$589,900
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	10525 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, Separate Entrance
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### **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	29
Zoning	RS

### **Listing Details**

Listing Office

RE/MAX Grande Prairie

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