



**GRASSROOTS**  
REALTY GROUP

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8518 71A Avenue  
Grande Prairie, Alberta



**\$542,500**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,894 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Triple		
<b>Driveway:</b>	Concrete		

**Heating:** Forced Air, Natural Gas, High Efficiency

**Water:** Municipal

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Laminated Fiberglass Shingles

**Taxes:** -

**Basement:** Full/w Walkout

**Condo Fee:** -

**Exterior:** Stone, Vinyl

**Lot Fee:** -

**Land:** -

**Maintenance Fee:** -

**Features:** Deck, Ensuite, Gas Fireplace, Non-Smoking Home, Pet-free Home, Restrictive Covenants, Jet Tub

**Inclusions:** \$25,000 BUILDER

ALLOWANCE (Allowance Includes: A/C, \$5000 Appliance Package, \$7000 Deck Package with Gas-Line, Fence, Landscaping, Garage Heater with Gas-Line, GDO and Remote, RPR, and 10 Year Alberta New Home Warranty)

THIS HOME IS COMPLETE AND READY FOR POSSESSION. LIMITED TIME OFFER! \$25,000 BUILDER ALLOWANCE

(Allowance Includes: A/C, \$5000 Appliance Package, \$7000 Deck Package with Gas-Line, Fence, Landscaping, Garage Heater with Gas-Line, GDO and Remote, RPR, and 10 Year Alberta New Home Warranty) The Taylor 1894 sqft 2 storey is sure to impress located in Signature Falls with a walkout basement. The 2nd floor bonus room sets the bar very high on design, and high end finishes not limited to GRANITE/QUARTZ! Open concept, central kitchen, slightly off-set living room, fireplace, tons of windows! "Master Relaxation Suite" with sitting area, jet tub, shower, walk in closet. The front outside view is looking onto a park and the rear view is backing onto a greenspace.