



GRASSROOTS
REALTY GROUP

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8543 69 Avenue
Grande Prairie, Alberta

MLS # A2238756



\$485,000

Division:	Signature Falls		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,406 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Private, See Remarks		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: NA

This beautiful, fully developed home breaks away from typical with a unique layout and offers something truly special—no rear neighbours, gorgeous curb appeal, and thoughtful details throughout. Inside, a grand entryway leads to a bright, open main floor featuring a stylish two-toned kitchen with a massive island, corner pantry, and central A/C. The dining and living area, complete with a cozy fireplace, is perfect for family time and entertaining. The primary suite is spacious with high ceilings, a walk-in closet, and a large ensuite with jetted tub and separate shower. Two more oversized bedrooms and a full bath are tucked just a few steps up—ideal for kids or guests. The walkout basement offers a large rec area, a huge fourth bedroom, a full bath, and a laundry/storage space. Enjoy a heated garage with epoxy flooring, a deck with gas BBQ hookup, two sheds, and a backyard built for making memories—complete with a gazebo and firepit. Backs onto walking trails and steps from schools, a basketball court, and a skating rink—this home is ready for your family. Book your showing today!