



**GRASSROOTS**  
REALTY GROUP

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**8601 72 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2250458**



**\$469,900**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,596 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot, Irregular Lot, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** na

Nestled on a corner lot in the sought-after Signature Falls community, this custom-built modified bi-level (2016) offers functional family living with modern finishes and room to grow. A welcoming tiled foyer leads to the open-concept main floor where the kitchen, dining, and living areas flow together seamlessly. The kitchen showcases granite countertops, espresso cabinetry, and a large island, with patio doors extending the space onto a large deck. The living room, anchored by a gas fireplace, is perfect for relaxing evenings. Two bedrooms and a full bathroom complete the main floor. The private primary suite above the garage includes a walk-in closet, dual sinks, a soaker tub, and separate shower—a true retreat. The open-plan basement offers a versatile blank canvas—easy to customize with additional bedrooms, a family room, office, or gym, depending on your needs. Outside, the fully fenced yard and large deck create a comfortable outdoor setting, while the corner lot provides extra flexibility for RV parking or additional vehicle storage. Signature Falls is known for its family-friendly atmosphere, parks, walking trails, and proximity to schools and amenities. With immediate possession available, this home is ready to welcome its next owners.