



**GRASSROOTS**  
REALTY GROUP

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8526 69 Avenue  
Grande Prairie, Alberta

MLS # A2259258



**\$459,000**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,213 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** n/a

Live in comfort and style in this stunning home in highly sought-after Signature Falls community! Step inside to an inviting open concept lay out, where the spacious primary bedroom on the main floor offers a walk-in closet and ensuite retreat. Two additional bedrooms provide the perfect balance function and comfort for family guests. Currently rented for \$3,200/ month, this property is not only a dream home but also a fantastic income generating investment. The fully finished basement is a standout feature, boasting its own kitchen, bathroom, and shared laundry facilities. Two more bedrooms complete the basement ideal for extended family, guests, or potential rental properties. Whether you're looking to make it your forever home or take advantage of its strong rental potential, this is a unique one time opportunity home you won't want to miss.