



GRASSROOTS
REALTY GROUP

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8562 72 Avenue
Grande Prairie, Alberta

MLS # A2260756



\$439,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,400 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the "Hawthorne" Job #676, a beautifully designed home offering a seamless open floor plan with modern finishes throughout. The charming front veranda welcomes you into the spacious front entry and open concept main floor featuring the kitchen as the heart of this home, quartz kitchen countertops, corner pantry, and a convenient eating bar—perfect for casual dining or entertaining guests. A half bath off the back entry adds everyday functionality. Upstairs, the spacious primary suite offers a private retreat with a walk-in closet and full ensuite, while two additional bedrooms and a full bathroom complete the second level. The basement is a blank canvas with endless potential—create a rec room, family room, or add extra bedrooms and bathrooms to suit your needs. This home is ready for you to make it your own! Located in one of Grande Prairie's most desirable neighborhoods; Signature Falls. Great schools, walking trails and tons of parks & green spaces. Back alley access for rear parking completes this stunning single family home ready for immediate possession!