



GRASSROOTS
REALTY GROUP

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8510 71A Avenue
Grande Prairie, Alberta

MLS # A2265541



\$584,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,587 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Vinyl Windows		
Inclusions:	N/A		

LIKE NEW, ONLY BETTER! This immaculately maintained, fully developed "Jordyn 2" floor-plan by Harker Homes exemplifies the true definitions of quality, luxury & pride of ownership. The 1,587sq.ft modified bi-level home leaves nothing to be desired with a magazine-worthy kitchen showcasing stunning white soft-close cabinetry, granite countertops, stainless steel appliances, coffered ceilings, oversized pantry and a sleek modern hardwood floor as found throughout the home. The wide open main living room is host to a cozy gas f/p and large windows allowing for an abundance of natural light, a must for our long winter months, while CENTRAL A/C keeps things cool in the summer! Also on the main you'll find two spacious spare bedrooms + the full 4pc bathroom with a fresh tile surround, along with easy access to the upper back deck & the entry-level laundry room. Above the XL heated double garage sits the massive primary bedroom with a walk-in closet & spa-like ensuite; complete with his + hers sinks, jet tub & separate shower. The WALK-OUT BASEMENT is the perfect secondary living space with 2 additional bedrooms and a beautiful 3pc bathroom, along with extra storage and a direct route to the backyard. Fully landscaped with NO REAR NEIGHBOURS, a BRAND-NEW irrigation system and 34' x 12' composite lower deck (rated for a hot-tub), this yard truly is an entertainer's paradise! Too many features to list with incredible value under \$600,000 - contact your REALTOR® of choice and book your tour today!