



8533 71A Avenue
Grande Prairie, Alberta

MLS # A2277328



\$629,900

Division: Signature Falls

Type: Residential/House

Style: 2 Storey

Size: 1,964 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 4 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.14 Acre

Lot Feat: Corner Lot

Heating: High Efficiency, Forced Air

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: See Remarks

Zoning: RG

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: fridge stove dishwasher washer dryer window coverings

Take a look at this next-to-new home located in the desirable Signature Falls community. The main level offers a spacious open-concept layout, ideal for family gatherings and entertaining. The large living area features a stunning feature wall with a gas fireplace and flows seamlessly into the modern chef's kitchen and dining area. Convenience is key on the main level, which includes a private entry from the garage, a half bathroom, and a dedicated laundry room. Upstairs, you'll find four well-sized bedrooms and two full bathrooms, along with a versatile bonus space perfect for a home office or play area. The unfinished basement provides excellent potential for future development, allowing you to customize the space to suit your needs. Situated on a corner lot, this home offers added privacy and extra parking. Enjoy outdoor living on the large deck, plus the convenience of a shed area for additional storage. The 20' x 26' garage includes a floor drain, making it both practical and functional. Don't miss the opportunity to see this beautiful home—schedule your showing today!