



**8558 72 Avenue  
Grande Prairie, Alberta**

**MLS # A2277422**



**\$444,900**

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

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

**Inclusions:** N/A

Welcome to the "Hawthorne" Job #677, a beautifully designed home offering an open floor plan with modern finishes throughout. The charming front veranda welcomes you into the front entry and the open concept living, dining and kitchen. The kitchen is the heart of this home boasting quartz countertops, a 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. 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 an extra bedroom and bathroom to suit your needs. Located in one of Grande Prairie's most desirable neighbourhoods; Signature Falls with nearby walking trails, children's parks & green spaces and K-8 school. This home has back alley access to 20'x26' rear concrete parking pad. Ready for immediate possession!