



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8526 71 Avenue
Grande Prairie, Alberta

MLS # A2286997



\$549,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,494 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer/Dryer, All window coverings, Garage door opener(s)

DESIRABLE SIGNATURE FALLS! Welcome to this immaculate, fully developed 5 bedroom, 3 bathroom modified bi-level located in the highly sought-after community of Signature Falls. From the moment you step inside, you are greeted by a spacious, welcoming entryway that offers plenty of room to comfortably receive guests and transition into the heart of the home. The main level features a bright and inviting open-concept design, seamlessly connecting the kitchen, dining, and living areas. Thoughtfully designed for both everyday living and entertaining, this space is finished with rich hardwood flooring, gorgeous tile, and granite throughout the home. The kitchen offers stainless steel appliances with a slide-in gas range, a large pantry, under-cabinet lighting, soft-close drawers, and an upgraded lighting package that enhances the modern grey tones carried throughout. The dining area flows effortlessly into the living room, where a contemporary natural gas fireplace creates a warm and stylish focal point. Privately situated above the garage, the sun-soaked primary suite serves as a true retreat. This generous space easily accommodates king-sized furniture and features a large walk-in closet with MDF shelving for optimal organization. The luxurious 5-piece ensuite includes dual sinks set in granite, a relaxing jetted tub, and a separate tiled shower, offering both comfort and functionality. The fully developed basement was professionally completed by the builder and feels bright and welcoming thanks to large windows that allow in an abundance of natural light. Whether used for family living, guests, or flexible workspace needs, the lower level offers exceptional versatility. Even the furnace room is fully finished, reflecting the meticulous care and pride of ownership evident throughout the entire property. Curb appeal and exterior functionality are equally impressive. The

driveway has been widened to provide additional parking, and the garage is fully finished with a gas line already installed for future heat. The low-maintenance front yard is finished with decorative rock, while the pristinely manicured backyard offers a beautiful combination of gravel, pavers, and immaculate grass. Enjoy the durability of the Trex front deck and relax on the rear deck, with both the back deck and fencing recently repainted. Enjoy the gas line for your BBQ in the summer months. The fully fenced yard includes two side gates for convenient access along with practical under-deck storage. Situated in a quiet location and showing like new, this home is truly move-in ready. No detail has been overlooked, and the quality craftsmanship is evident from top to bottom. You will be impressed the moment you walk through the door.