



**8601 72 Avenue  
Grande Prairie, Alberta**

**MLS # A2287433**

**\$469,900**



|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Signature Falls  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Modified Bi-Level  |               |                   |
| <b>Size:</b>     | 1,596 sq.ft.   | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached                  |               |                   |
| <b>Lot Size:</b> | 0.14 Acre  |               |                   |
| <b>Lot Feat:</b> | City Lot, Corner Lot, Irregular Lot, Lawn, Street Lighting |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                       | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | RES |
| <b>Foundation:</b> | Poured Concrete                                       | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Pantry, Soaking Tub, Walk-In Closet(s) |                   |     |

**Inclusions:** NA

Nestled on a corner lot in the sought-after Signature Falls community, this custom-built modified bi-level (2016) offers functional family living with modern finishes and room to grow. A welcoming tiled foyer leads to the open-concept main floor where the kitchen, dining, and living areas flow together seamlessly. The kitchen showcases granite countertops, espresso cabinetry, and a large island, with patio doors extending the space onto a large deck. The living room, anchored by a gas fireplace, is perfect for relaxing evenings. Two bedrooms and a full bathroom complete the main floor. The private primary suite above the garage includes a walk-in closet, dual sinks, a soaker tub, and separate shower—a true retreat. The open-plan basement offers a versatile blank canvas; easy to customize with additional bedrooms, a family room, office, or gym, depending on your needs. Outside, the fully fenced yard and large deck create a comfortable outdoor setting, while the corner lot provides extra flexibility for RV parking or additional vehicle storage. Signature Falls is known for its family-friendly atmosphere, parks, walking trails, and proximity to schools and amenities. With immediate possession available, this home is ready to welcome its next owners.