



8701 72 Avenue
Grande Prairie, Alberta

MLS # A2297609



\$520,000

Division:	Signature Falls		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,521 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Jetted Tub, Open Floorplan		

Inclusions: N/A

Welcome to this stunning bi-level home located on a CORNER LOT in the sought after community of Signature Falls! Step inside to an inviting OPEN-CONCEPT layout featuring vaulted ceilings, recessed lighting, and an abundance of NATURAL LIGHT flowing throughout . The kitchen is both stylish and functional, featuring stainless steel appliances, a corner pantry, tile flooring, dark oak cabinets, tile backsplash, and a centre dining nook , perfect for everyday living and entertaining. A rear door leads to the deck, perfect for summer BBQs and outdoor relaxation. The living room is warm and welcoming with a cozy gas fireplace, while a large den just off the kitchen features a bay window and glass wall, creating the ideal space for a home office or sitting area. The master bedroom is thoughtfully set on its own level, offering a LUXURIOUS ENSUITE with DOUBLE SINKS, JACUZZI TUB, separate shower, and WALK-IN CLOSET. The DEVELOPED BASEMENT adds more living space, complete with a large family room, 2 additional bedrooms, and a 3 piece bath with a beautiful tiled shower, perfect for guests or a growing family. With CENTRAL AIR CONDITIONING, you’ll stay comfortable all summer long. The HEATED 22x24 ATTACHED GARAGE adds convenience and functionality year round. Outside, enjoy a fenced and landscaped backyard, with easy access to the park behind. NO REAR NEIGHBORS! Call today for a viewing!