



GRASSROOTS
REALTY GROUP

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8538 70A Avenue
Grande Prairie, Alberta

MLS # A2123092



\$544,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,087 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Few Trees, Lawn, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Discover your dream home with the expansive 'Allison' model by Harker Homes, nestled in the sought-after Signature Falls community. This meticulously crafted two-story residence boasts original owner-led development, ensuring a personalized touch throughout. The home welcomes you with a seamless walk-through pantry leading to a grand island kitchen adorned with quartz countertops and an expansive eating bar, perfect for entertaining. The open-concept layout merges the dining space with the living area, highlighted by a stunning modern fireplace. The architectural beauty of the staircase is visible from multiple vantage points within the home. Upstairs you will find a generously sized bonus room, strategically positioned for privacy between the master suite and additional bedrooms. Convenience is paramount with an upstairs laundry room and a tranquil retreat to unwind after a busy day. The property sits on a corner lot, offering a beautifully landscaped and fenced garden sanctuary. Completing this home is a tastefully designed one-bedroom secondary suite, mirroring the main home's aesthetic, complete with a full kitchen, open living area, and private laundry facilities. Embrace the outdoors with nearby parks, enhancing this family-friendly neighbourhood's charm.