



GRASSROOTS
REALTY GROUP

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8522 70A Avenue
Grande Prairie, Alberta

MLS # A2144159



\$474,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,440 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to your new home, a meticulously maintained and fully developed 1439.77 sq.ft modified bi-level that perfectly combines comfort, style, and functionality. Situated in the highly desirable neighbourhood of Signature Falls, this property offers a fully functionally open-concept plan that is located close to walking trails and schools! The open-concept living room features a large window that floods the space with natural light, creating a warm and inviting atmosphere that flows into both the kitchen and the dining area. The kitchen boasts stainless steel appliances and ample cabinet space. A large island with seating makes it perfect for casual meals and entertaining. The master bedroom is a true retreat, complete with a walk-in closet and a spacious en-suite bathroom featuring a double vanity, soaking tub, and a separate shower. Three additional bedrooms - two on the main floor and one in the basement - provide plenty of space for family, guests, or a home office. Each room is spacious and well-lit, with generous closet space. The lower level offers a large family room, an additional bedroom, a third full bathroom, a finished laundry and storage rooms. This versatile space is ideal for a media room, play area, or guest suite. Step outside to a fully landscaped backyard with shed and a deck with a privacy wall that is perfect for outdoor dining and entertaining. The fenced yard also offers privacy and a safe play area for children and pets. Don't miss the opportunity to own this stunning modified bi-level home that is turn-key move-in ready, meticulously cared for and updated. Schedule a showing today and experience the perfect combination of modern living and timeless charm!