



8514 71 Avenue
Grande Prairie, Alberta

MLS # A2150850



\$559,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,123 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, Gard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	ICF Block	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Stone Counters, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Fridge, Stove (new), Dishwasher, Washer, Dryer, Central Vac & Attachments, Air Conditioning Unit, Garage Door Openers & Controls, Garage Heater, Irrigation System, All Window Coverings, All Light Fixtures, Theater Room TV Mounting Bracket

This stunning two-story home showcases a clean, contemporary design with an open floor plan and is located in an excellent park (& playground!) location. Upon entering, you'll be greeted by a spacious foyer with a large coat closet. The open and bright living space flows seamlessly into a well-appointed kitchen featuring tall light grey cabinets, right to the ceiling, the top cabinets have feature lighting, offering a center working island, a generous walk thru pantry, quartz countertops, and an abundance of storage. Adjacent to the kitchen, the dining area offers plenty of room for a large table set, with a buffet, this space has direct access to the covered deck with a charming pergola and BBQ gas line. A few steps down to a lower deck, perfect for outdoor dining! Enjoy the stunningly beautiful landscaped yard, thoughtfully designed with hostas, a Japanese maple, and many perennial shrubs. A cozy lounge area off to the side is the ideal spot to relax and soak up the sun. Inside, the main floor also features a convenient two-piece powder room & access to the spacious 24x22' heated garage, providing plenty of room for parking and additional storage. Upstairs, you'll find a fantastic bonus room with tons of natural light, perfect for a work space, TV room or play area! There is an awesome separate laundry room, complete with a lot of extra storage & hanging room. There are three generously sized bedrooms, including a luxurious primary suite with a walk-in closet featuring MDF shelving with lots of hanging room. The five-piece ensuite bath is a true retreat, complete with a large tiled shower, double jacuzzi tub, and dual vanities. The lower level is thoughtfully designed for entertainment, boasting a theater area with surround sound, extra noise-canceling and fire-resistant insulation, LED lighting, and a bar area. A fourth bedroom, currently used as a gym(with rubber

flooring), is also located on this level, along with a space ready for a future bathroom and ample storage. This home is loaded with upgrades, including central air conditioning, and has been meticulously maintained. With no pets, no smoking, and its exceptional condition, this property is a rare find in a fantastic park location. Don't miss out on this extraordinary home—it's truly hard to beat!