



**8535 69 Avenue
Grande Prairie, Alberta**

MLS # A2174559



\$449,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,234 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Cleared, Lawn, No Neighbours Behind, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Garage Heater, Shed, Blinds		

Nestled in the sought-after Signature Falls community, known for its scenic trails, parks, and ponds, this beautifully developed modified bi-level offers a perfect blend of style, comfort, and privacy, with no rear neighbors. As you step inside, you'll be greeted by a spacious entryway leading to the bright, open-concept main floor. The kitchen impresses with coffered ceilings, rich espresso cabinetry, an island with seating, stainless steel appliances, and a walk-in pantry. The adjacent dining area opens to a sunlit living room with large south-facing windows, creating a cozy yet elegant atmosphere for relaxation or entertaining. Two well-sized bedrooms and a 4-piece bathroom complete the main floor. Upstairs, the private primary suite features a walk-in closet and a 3-piece ensuite. The fully finished walk-out basement offers additional living space, including a family room with a wet bar, a fourth bedroom, another full bathroom, laundry, and extra storage. Outdoors, enjoy a fully landscaped and fenced yard with a large south-facing deck equipped with a BBQ gas line, perfect for entertaining. Additional perks include a 20x24 heated garage, central air conditioning, and a convenient storage shed. This stunning home is move-in ready—schedule your viewing today!