



GRASSROOTS
REALTY GROUP

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**8625 70 Avenue
Grande Prairie, Alberta**

MLS # A2208685



\$489,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,270 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, See Rem		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Mixed

Foundation: Poured Concrete

Features: Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: Blinds

Massive 2 Storey that is situated in desirable Signature Falls, with NO REAR NEIGHBORS! This home welcomes you with a large entry way that leads you into popular open concept layout on the main floor. Kitchen hosts adequate amount of cabinet + counter space, raised island for stool seating, and walk through style pantry. Dining is spacious allowing for a table size for any occasion. Living room has grand windows for natural light from the south backing yard, and complimented nicely by gas fireplace. The remainder of the main floor consists of half bathroom, and main floor laundry. Heading upstairs you will find must have bonus room above the garage , full bathroom, three more bedrooms including the master bedroom which is it's own oasis with walk in closet, flex room space, and huge en-suite with jetted tub. Basement is an open canvas awaiting you to finish it the way your heart desires. Backyard is fully fenced and south backing great for sunshine all day long. Oversized double car garage is incredible for winter parking or storage. Book your viewing today of this well cared for home with 2270sq-ft of living space not including the basement!