8613 72 Avenue
Grande Prairie, Alberta

MLS # A2234837

$519,900

Division:	Signature Falls
Type:	Residential/House
Style:	2 Storey
Size:	1,514 sq.ft.
Age:	2021 (4 yrs old)
Beds:	4
Baths:	3 full / 1 half
Garage:	Double Garage Attached
Lot Size:	0.10 Acre
Lot Feat:	Back Yard, Landscaped, Lawn, Street Lighting

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RS Small Lot Residential
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Quartz Counters, Sump Pump(s)		

Inclusions:	N/A

Congratulations.....your home search ends here! An absolute magazine worthy family home has hit the market in wonderful Signature Falls! From your very first look at this home you will be impressed by the STUNNING MODERN DESIGN of this home that provides an exceptional curb appeal! Take your first steps into this home and you will instantly be captivated by the warm & elegant VINYL PLANK FLOORING, MAIN FLOOR LAUNDRY & BOOT ROOM. Continue on into the living room where you are greeted by a stylish sitting area featuring ELECTRIC FIRE PLACE.....now to the kitchen. This space is exceptional with QUARTZ COUNTERTOPS, SPACIOUS ENTERTAINERS ISLAND, CEILING TOP WHITE CABINETRY, FORMAL DINING SPACE, GORGEOUS APPLIANCES, & A WALK THROUGH PANTRY. Let's take a tour upstairs where you will notice 2 sizeable bedrooms & a 4 piece bathroom for convenience & then step into your primary bedroom oasis which offers A SIZABLE LIVING SPACE, WALK THRU CLOSET, & 5-PIECE ENSUITE for your relaxing and serenity. This showstopper also features a FULLY DEVELOPED BASEMENT which was professionally developed by the builder and provides a GENEROUS SECONDARY LIVING ROOM, LARGE BEDROOM, 4 PIECE BATHROOM, & PLENTY OF STORAGE. Did I mention the DOUBLE ATTACHED GARAGE, BBQ GAS LINE, & FULLY FENCED & LANDSCAPED YARD? Welcome to Signature Falls....WELCOME HOME!