

8522 70A Avenue
Grande Prairie, Alberta

MLS # A2117413



\$499,900

Division:	Signature Falls		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,563 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, See Remark		
Heating:	Forced Air		
Floors:	Carpet, Hardwood, Laminate, Tile		
Roof:	Asphalt Shingle		
Basement:	Finished, Full		
Exterior:	Brick, Vinyl Siding		
Foundation:	Poured Concrete		
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	RG		
Utilities:	-		
Inclusions:	Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls, Shed		

Immaculate fully developed 1563 sq.ft modified bi-level located in the very popular family neighborhood of Signature Falls. Be close to parks (including one with a basketball court!), walking trails, schools and nearby amenities! This home greets you with amazing curb appeal including front South facing porch, spacious entrance with access to fully finished and heated 23x28' garage leading up to the open concept living space. Main floor features hardwood flooring, vaulted ceilings, large dining nook with beautiful windows, gorgeous kitchen with center island, French pantry and included high-end stainless appliances leading to the welcoming front living room with large picture window. 2nd & 3rd bedrooms located just down the hall with spacious main floor bath and your oversized Primary suite located over the garage with large walk-in closet and magazine worthy ensuite with dbl sinks, separate shower and soaker tub. Basement is fully developed with 4th bedroom, 3rd full bath, finished laundry room, storage room and great sized rec room space perfect for a home gym, TV room with room to add a 5th bedroom if needed! This home is fully fenced and landscaped with included shed and privacy wall off patio. Shows 10/10 with flexible possession available!