

8538 70A Avenue
Grande Prairie, Alberta

MLS # A2123092



\$554,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	N/A		

Discover your dream home with the expansive 'Allison' model by Harker Homes, nestled in the sought-after Signature Falls community. This meticulously crafted two-story residence boasts original owner-led development, ensuring a personalized touch throughout. The home welcomes you with a seamless walk-through pantry leading to a grand island kitchen adorned with quartz countertops and an expansive eating bar, perfect for entertaining. The open-concept layout merges the dining space with the living area, highlighted by a stunning modern fireplace. The architectural beauty of the staircase is visible from multiple vantage points within the home. Upstairs you will find a generously sized bonus room, strategically positioned for privacy between the master suite and additional bedrooms. Convenience is paramount with an upstairs laundry room and a tranquil retreat to unwind after a busy day. The property sits on a corner lot, offering a beautifully landscaped and fenced garden sanctuary. Completing this home is a tastefully designed one-bedroom secondary suite, mirroring the main home's aesthetic, complete with a full kitchen, open living area, and private laundry facilities. Embrace the outdoors with nearby parks, enhancing this family-friendly neighbourhood's charm.