

**8529 71 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2171402**



**\$489,900**

<b>Division:</b>	Signature Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,024 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Granite Counters		

**Inclusions:** N/A

A carefully curated color palette makes this home incredibly inviting. You're welcomed by a spacious entryway with tile flooring, which leads you into the main living area or down the hall to a half bath and garage door, where there's also a generous entry. The main area features rich walnut cabinets paired with sleek dark contemporary granite countertops, a black undermount sink, and beautiful chrome fixtures. The living room boasts hardwood flooring, a tiled gas fireplace, and views of the backyard. The dining room opens to a south-facing deck that connects to a lower patio. Upstairs, you'll find a fantastic bonus room, two spare bedrooms, a laundry room with elegant front-loading machines, and the master bedroom. The master suite is a refined space complete with a walk-in closet and an ensuite featuring his-and-her sinks, a tiled shower, and a soaking tub. The large heated and finished garage includes a floor drain. Situated on a quiet street near a park, this home offers both comfort and convenience. Book your showing today!!